

**COLUMBIA COUNTY SHERIFF'S OFFICE**  
SHERIFF'S REAL ESTATE FINAL COST SHEET

SPECIALIZED LOAN SERVICING LLC VS. KATRINA HANKO

NO. 140-2019 ED

NO. 695-2019 JD

DATE/TIME OF SALE: OCTOBER 13, 2021 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ 2359,10

POUNDAGE – 2% OF BID \$ 47,18

TRANSFER TAX – 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2406,28

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): 1 So W. Kelly

TOTAL DUE: \$ 2406,28

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 1056,28

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



Plaintiff  
SPECIALIZED LOAN SERVICING LLC  
WELLS FARGO

vs.

Defendant  
KATRINA HANKO

**Attorney for the Plaintiff:**

PHELAN HALLINAN DIAMOND & JONES LLP  
ONE PENN CENTER AT SUBURAN STATION  
SUITE 1400 1617 JFK BLVD  
PHILADELPHIA, PA 19103-1814

**Sheriff's Sale Date:** Wednesday, October 13, 2021

**Writ of Execution No. :** 2019CV695

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 345 NORTH VINE STREET, BERWICK, PA 18603

## Sheriff Costs

Advertising Sale (Newspaper)		\$15.00
Advertising Sale Bills & Copies		\$17.50
Crying Sale		\$10.00
Docketing		\$15.00
Levy		\$15.00
Mailing Costs		\$42.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,387.85
Prothonotary, Acknowledge Deed		\$10.00
Sheriff Automation Fund		\$50.00
Sheriff's Deed		\$35.00
Solicitor Services		\$100.00
Transfer Tax Form		\$25.00
Web Posting		\$100.00
Service		\$180.00
Service Mileage		\$24.00
Distribution Form		\$25.00
Copies		\$6.00
Notary Fee		\$10.00
Tax Claim Search		\$5.00
Surcharge		\$130.00
Continued or Cancelled Sale	Postponed to: 4/29/2020	\$10.00
Continued or Cancelled Sale	Postponed to: 11/4/2020	\$10.00
Continued or Cancelled Sale	Postponed to: 1/27/2021	\$10.00
Continued or Cancelled Sale	Postponed to: 3/31/2021	\$10.00
Continued or Cancelled Sale	Postponed to: 7/28/2021	\$10.00
Continued or Cancelled Sale	Postponed to: 10/13/2021	\$10.00
Continued or Cancelled Sale	Postponed to: 11/10/2021	\$10.00

**Total Sheriff Costs** **\$2,287.35**

## Distribution Costs

Recording Fees **\$71.75**

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Location of the real estate: 345 NORTH VINE STREET, BERWICK, PA 18603

Total Distribution Costs	\$71.75
<hr/>	
Grand Total:	\$2,359.10

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

**COLUMBIA COUNTY REGISTER AND RECORDER  
RECEIPT**

Inv Number: 251206	Invoice Date: 11/12/2021 3:56:04 PM	RECEIPT	Reg/Drw ID: 0101
Customer: SHERIFF OFFICE	Last Change:	Receipt By: MAIL	By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	202111484	BERWICK BORO
	Grantor - HANKO, KATRINA		11/12/21 3:56:07 PM	
	Grantee - U S BANK			
	Consideration - \$2,406.28			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF DEED			
	<b>TOTAL CHARGES</b>	\$71.75		
	<b>PAYMENTS</b>			
	CHECK: 9047 - SHERIFF OFFICE	\$71.75		
	<b>TOTAL PAYMENTS</b>	\$71.75		
	<b>AMOUNT DUE</b>	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	<b>BALANCE DUE ON INVOICE</b>	\$0.00		



**ROBERTSON, ANSCHUTZ, SCHNEID,  
CRANE & PARTNERS, PLLC**

**LAW OFFICES**

*A professional limited liability company organized in the  
State of Florida*

Richard Citron, Esq.  
Managing Partner, NJ and PA Offices  
Admitted in PA, NJ and NY

133 Gaither Drive, Suite F  
Mount Laurel, NJ 08054  
Phone: 855-225-6906  
Fax: 866-381-9549  
www.raslegalgroup.com

James Robertson, Esq.  
deceased  
Everett Anschutz, Esq. TX Bar  
David J. Schneid, Esq. FL Bar  
John T. Crane, Esq. GA, and  
TX Bar

Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA

Re: **COMMUNITY LOAN SERVICING, LLC**

vs.

**KATRINA HANKO, IN HER CAPACITY AS HEIR OF JOHN HANKO,  
DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR  
UNDER JOHN HANKO, DECEASED**

**Property: 345 N VINE STREET BERWICK, PA 18603  
Columbia County C.C.P. No.: 2019-CV-695  
Sheriff's Sale Date: October 13, 2021**

Dear Sir or Madam:

As the Attorney on the Writ, this firm requests that the Deed be recorded in the name of **U.S. Bank Trust National Association, as Trustee of Igloo Series V Trust**, with its mailing address located at **323 Fifth St., Eureka, CA 95501**.

Thank you in advance for your assistance in the matter and, as always, if you have any questions, please feel free to contact me.

Sincerely,

Edward Cotter  
Legal Assistant







**ROBERTSON, ANSCHUTZ, SCHNEID,  
CRANE & PARTNERS, PLLC  
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*State of Florida*

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James Robertson, Esq.  
deceased  
Everett Anschutz, Esq. TX Bar  
David J. Schneid, Esq. FL Bar  
John F. Crane, Esq. GA, and  
TX Bar

July 27, 2021

**VIA FACSIMILE 570-389-5625**

COLUMBIA County Sheriff's Office  
Attn: Real Estate Department

RE:

COMMUNITY LOAN SERVICING, LLC vs. KATRINA HANKO, IN HER  
CAPACITY AS HEIR OF JOHN HANKO, DECEASED; UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO,  
DECEASED

Columbia Docket: 2019-CV-695

Property Address: 345 N VINE STREET, BERWICK PA, 18603

Our File No.: 20-062592 - KaM

Dear Sir/Madam:

Please be advised our office represents Plaintiff in the above referenced matter. Plaintiff requests that the sale scheduled for 7/28/2021 be postponed until 10/13/2021.

Should you have any questions or concerns, please contact our office via telephone or via email at [PASales@raslg.com](mailto:PASales@raslg.com)

Very Truly Yours,

Katie Myers

\*This firm is a debt collector attempting to collect a debt and any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of lien against property.

20-062592 - KaM

**FAX COVER SHEET**

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TO

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COMPANY

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FAX NUMBER 15703895625

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FROM RAS Citron South

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DATE 2021-07-27 13:13:35 GMT

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RE Postponement Letter // 2019-CV-695

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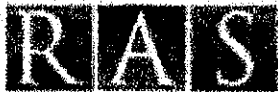
**COVER MESSAGE**

---

Thank you,

*Katie Myers*

Legal Assistant – PA



**Robertson, Anschutz, Schneid, Crane & Partners, PLLC**

Richard Citron, Esquire – Managing Partner, NJ and PA Offices

*A professional limited liability company organized in the State of Florida*

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

Phone: 855-225-6906 ext. 1111

Fax: 866-381-9549

Email: [kmyers@raslg.com](mailto:kmyers@raslg.com)

Hours: 8:00am-4:30pm

In some circumstances this firm may be deemed a "debt collector" as defined by the Fair Debt Collection Practices Act and other applicable law. In such a case, this is an attempt to collect a debt. Any communication obtained may be used for that purpose.

**PRIVILEGE AND CONFIDENTIALITY NOTICE:** This e-mail is covered by the Electronic Communications Privacy Act, 18 U.S.C. § 2510-2521 and is legally privileged. The contents of this e-mail message and any attachments are intended solely for the party or parties addressed and named in this message. This communication and all attachments, if any, are intended to be and to remain confidential, and it may be subject to the applicable attorney - client and or work product privileges. If you are not the intended recipient of this message, or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and its attachments. Do not deliver, distribute, or copy this message and or any attachments if you are not the intended recipient. Do not disclose the contents or take any action in reliance upon the information contained in this communication or any attachments. Although this E-mail and any attachments are believed to be free of any virus or other defect that might affect any computer system into which it is received and opened, it is the responsibility of the recipient to ensure that it is virus free and no responsibility is accepted by Robertson, Anschutz, Schneid, Crane & Partners, PLLC for damage arising in any way from its use.



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Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
133 Gaither Drive, Suite F  
Mount Laurel, NJ 08054  
Phone: (855) 225-6906  
Fax: (866) 381-9549  
ATTORNEYS FOR PLAINTIFF  
Robert Flacco, Esquire, PA ID No.: 325024  
Jenine R. Davey, Esquire, PA ID No.: 87077  
David Neeren, Esquire, PA ID No.: 204252

SPECIALIZED LOAN SERVICING LLC  
Plaintiff,

v.

KATRINA HANKO, IN HER CAPACITY  
AS HEIR OF JOHN HANKO, DECEASED;  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
JOHN HANKO, DECEASED  
Defendant(s)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2019-CV-695

FILED  
PROTHONOTARY  
2021 JUN 30 P 12:01  
CLERK OF COURTS  
COUNTY OF COLUMBIA

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for **11/4/2020** for the above captioned matter was continued until **1/27/2021**. The Sheriff's Sale scheduled for **01/27/2021** was continued until **3/31/2021**. The Sheriff's Sale scheduled for **3/31/2021** has been continued until **07/28/2021 at 9:00am**.

Date: 6/29/21

Robertson, Anschutz, Schneid, Crane &  
Partners, PLLC  
*A Florida professional limited liability company*

By: [Signature]  
Robert Flacco, Esquire, ID No. 325024  
Jenine R. Davey, Esquire, ID No. 87077  
Attorneys for Plaintiff



**ROBERTSON, ANSCHUTZ, SCHNEID,  
CRANE & PARTNERS, PLLC**

**LAW OFFICES**

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James Robertson, Esq.  
deceased  
Everett Anschutz, Esq. TX Bar  
David J. Schneid, Esq. FL Bar  
John T. Crane, Esq. TX Bar

COLUMBIA County Sheriff's Office  
35 West Main Street  
Bloomsburg, PA, 17815

Re: SPECIALIZED LOAN SERVICING LLC VS. KATRINA HANKO, IN HER CAPACITY  
AS HEIR OF JOHN HANKO, DECEASED; UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED  
COLUMBIA County Docket No.: 2019-CV-695

Dear Sir or Madam,

Enclosed please find a copy of the Notice of the Date of Continued Sheriff's Sale, and the  
Certificate of Filing for the above captioned matter.

Thank you for your assistance with this matter.

Very truly yours,

Katie Myers

Legal Assistant

Enclosures

cc: KATRINA HANKO, IN HER CAPACITY AS HEIR OF JOHN HANKO, DECEASED;  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN  
HANKO, DECEASED

\* Please be advised that this firm is a debt collector attempting to collect a debt. Any information  
received will be used for that purpose. If you have previously received a discharge in bankruptcy  
and this debt was not reaffirmed, this correspondence is not and should not be construed to be an  
attempt to collect a debt, but only enforcement of lien against property.



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ATTORNEYS FOR PLAINTIFF  
Robert Flacco, Esquire, PA ID No.: 325024  
Jenine R. Davey, Esquire, PA ID No.: 87077  
David Neeren, Esquire, PA ID No.: 204252

SPECIALIZED LOAN SERVICING LLC  
Plaintiff,

v.

KATRINA HANKO, IN HER CAPACITY  
AS HEIR OF JOHN HANKO, DECEASED;  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
JOHN HANKO, DECEASED  
Defendant(s)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

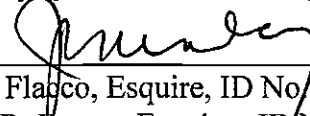
NO: 2019-CV-695

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for **11/4/2020** for the above captioned matter was continued until  
**1/27/2021**. The Sheriff's Sale scheduled for **01/27/2021** was continued until **3/31/2021**. The  
Sheriff's Sale scheduled for **3/31/2021** has been continued until **07/28/2021 at 9:00am**.

Date: 6/29/21

Robertson, Anschutz, Schneid, Crane &  
Partners, PLLC  
*A Florida professional limited liability company*

By:   
Robert Flacco, Esquire, ID No. 325024  
Jenine R. Davey, Esquire., ID No. 87077  
Attorneys for Plaintiff

**COPY**

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
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Mount Laurel, NJ 08054  
Phone: (855) 225-6906  
Fax: (866) 381-9549  
ATTORNEYS FOR PLAINTIFF  
Robert Flacco, Esquire, PA ID No.: 325024  
Jenine R. Davey, Esquire, PA ID No.: 87077  
David Neeren, Esquire, PA ID No.: 204252

SPECIALIZED LOAN SERVICING LLC  
Plaintiff,

v.

KATRINA HANKO, IN HER CAPACITY  
AS HEIR OF JOHN HANKO, DECEASED;  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
JOHN HANKO, DECEASED  
Defendant(s)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2019-CV-695

**Certificate of Filing**

On this day, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the  
Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 6/29/21

Robertson, Anschutz, Schneid, Crane &  
Partners, PLLC

*A Florida professional limited liability company*

By: 

Robert Flacco, Esquire, ID No. 325024

Jenine R. Davey, Esquire., ID No. 87077

Attorneys for Plaintiff

## IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

SPECIALIZED LOAN SERVICING LLC  
Plaintiff,

v.

KATRINA HANKO, IN HER CAPACITY  
AS HEIR OF JOHN HANKO, DECEASED;  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
JOHN HANKO, DECEASED  
Defendant(s)

NO: 2019-CV-695

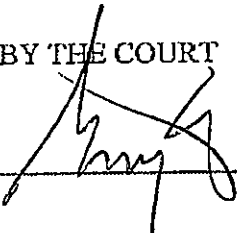
ORDER

FILED  
2021 MAR 26 PM 3:31  
CLERK OF COURT  
COUNTY OF COLUMBIAORDER

AND NOW, this 26<sup>th</sup> day of March, 2021, upon consideration of Plaintiff's Motion for Postponement of Sheriff's sale it is hereby:

ORDERED that the Sheriff's sale currently scheduled for March 31, 2021, is extended four months to the regularly scheduled Columbia County Sheriff Sale scheduled for July 28, 2021. No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the Sheriff Sale.

BY THE COURT

  
J.

01/21/2021 11:28AM FAX +5703895620

COL CTY PROTHONOTARY

0001/0001

## IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

SPECIALIZED LOAN SERVICING LLC  
Plaintiff,

v.

KATRINA HANKO, IN HER CAPACITY  
AS HEIR OF JOHN HANKO, DECEASED;  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
JOHN HANKO, DECEASED  
Defendant(s)

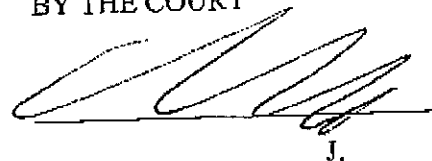
NO: 2019-CV-695

**ORDER**2021 JAN 21 PM 3:02  
CLERK OF COURT  
COLUMBIA COUNTY**ORDER**

AND NOW, this *20* day of *May*, 20*21*, upon consideration of Plaintiff's Motion for Postponement of Sheriff's sale it is hereby:

ORDERED that the Sheriff's sale currently scheduled for January 27, 2021, is extended two (2) months to the regularly scheduled Columbia County Sheriff Sale scheduled for March 31, 2021. No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the Sheriff Sale.

BY THE COURT



J.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
133 Gaither Drive, Suite F  
Mount Laurel, NJ 08054  
Phone: (855) 225-6906  
Fax: (866) 381-9549  
ATTORNEYS FOR PLAINTIFF  
Robert Flacco, Esquire, PA ID No.: 325024  
Jenine R. Davey, Esquire, PA ID No.: 87077

SPECIALIZED LOAN SERVICING LLC  
Plaintiff,

v.

KATRINA HANKO, IN HER CAPACITY  
AS HEIR OF JOHN HANKO, DECEASED;  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
JOHN HANKO, DECEASED  
Defendant(s)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2019-CV-695

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for **11/4/20** at 9:00 AM. for the above captioned matter was continued until **1/27/21** at 9:00 AM. The Sheriff's Sale scheduled for **01/27/2021** at 9:00 AM. for the above captioned matter has been continued until **3/31/2021** at 9:00 AM.

Date: 1/11/21

Robertson, Anschutz, Schneid, Crane &  
Partners, PLLC  
*A Florida professional limited liability company*

By: \_\_\_\_\_

Robert Flacco, Esquire, ID No. 325024  
Jenine R. Davey, Esquire., ID No. 87077  
Attorneys for Plaintiff

**COPY**

## IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

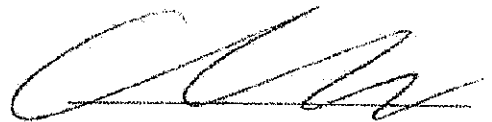
SPECIALIZED LOAN SERVICING LLC Plaintiff,	NO: 2019-CV-695
v.	<b>ORDER</b>
KATRINA HANKO, IN HER CAPACITY AS HEIR OF JOHN HANKO, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED Defendant(s)	

**ORDER**

AND NOW, this *27* day of *October*, 20*20*, upon consideration of Plaintiff's Motion for Postponement of Sheriff's sale it is hereby:

ORDERED that the Sheriff's sale currently scheduled for November 04, 2020, is extended two (2) months to the regularly scheduled Columbia County Sheriff Sale scheduled for January 27, 2021. No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the Sheriff Sale.

BY THE COURT

  
J.



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



<u><b>Plaintiff</b></u>	<b>vs.</b>	<u><b>Defendant</b></u>
SPECIALIZED LOAN SERVICING LLC WELLS FARGO		KATRINA HANKO

**Attorney for the Plaintiff:**  
PHELAN HALLINAN DIAMOND & JONES LLP  
ONE PENN CENTER AT SUBURAN STATION  
SUITE 1400 1617 JFK BLVD  
PHILADELPHIA, PA 19103-1814

**Sheriff's Sale Date:** Wednesday, September 9, 202  
**Writ of Execution No. :** 2019CV695  
**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 345 NORTH VINE STREET, BERWICK, PA 18603

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,387.85
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$180.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$130.00
Continued or Cancelled Sale	\$10.00

Postponed to: 4/29/2020

**Total Sheriff Costs** **\$2,227.35**

## Distribution Costs

Recording Fees	\$71.75
<b>Total Distribution Costs</b>	<b>\$71.75</b>

---

**Grand Total:** **\$2,299.10**

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

NOTARIAL  
AUTHORITY

2020 AUG -4 P 2:59

CLERK OF COURT  
COUNTY OF COLUMBIA

PHELAN HALLINAN DIAMOND & JONES, LLP  
Peter Wapner, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

**SPECIALIZED LOAN SERVICING LLC**  
Plaintiff

:  
: **CIVIL DIVISION**  
:  
: **No.: 2019-CV-695**  
:

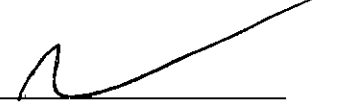
v.

**KATRINA HANKO, in her capacity as Heir of JOHN**  
**HANKO, Deceased**  
**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL**  
**PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING**  
**RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN**  
**HANKO, DECEASED**  
Defendant(s)

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for 07/29/2020 at 09:00 AM in the above-captioned matter has been continued until 09/09/2020 at 09:00 AM.

Date: **AUG 03 2020**

  
Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff

SPECIALIZED LOAN SERVICING LLC

Plaintiff

v.

KATRINA HANKO, in her capacity as Heir  
of JOHN HANKO, Deceased  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
JOHN HANKO, DECEASED

Defendants

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: No.: 2019-CV-695

: No.: 2019-ED-140

: COLUMBIA COUNTY

CLERK OF COURT  
COUNTY OF COLUMBIA, PA.

2020 JUL -7 A 9:32

PROthonotary

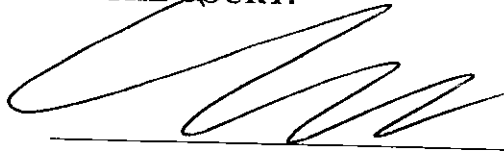
**ORDER**

AND NOW, this 6<sup>th</sup> day of July 2020, after consideration of  
Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

**ORDERED** that the sale of 345 NORTH VINE STREET, BERWICK, PA 18603-3622 is  
postponed to the Sheriff's Sale scheduled for September 9, 2020.

No further advertising or additional notice to lienholders or Defendants is required.  
However, the Sheriff is directed to announce the continuation to the assembled bidders and  
Plaintiff is to forward a copy of this Order to Defendants via first class mail.

**BY THE COURT:**



J.

BUSINESS OF THE COURTS

Sheriff Sale  
Postponement  
July 29, 2020 to  
September 9, 2020

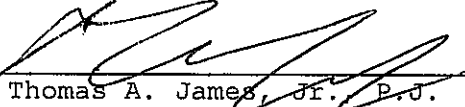
IN THE COURT OF COMMON  
PLEAS FOR THE 26<sup>TH</sup>  
JUDICIAL DISTRICT,  
COLUMBIA/MONTGOMERY COUNTY  
BRANCH, PENNSYLVANIA  
CIVIL ACTION - LAW  
CASE NO: of 2020  
#1-mv-

SPECIAL ORDER OF COURT  
ENTERED PURSUANT TO PA. R.C.P. 3129.3 (a)

And Now, this 14th day of July, 2020, upon consideration of the representations made by Timothy Chamberlain, Sheriff of Columbia County regarding the sheriff sales currently scheduled for July 29, 2020, as well as the Executive Order dated July 9, 2020 entered by Governor Wolf the undersigned enters this Special Order of Court Pursuant to Pa. R. C.P. 3129.3 (a):

1. All Sheriff sales scheduled for Wednesday July 29, 2020 are postponed to September 9, 2020 at 9:00 am in the Basement Hearing Room of the Columbia County Courthouse in order to allow for proper social distancing of all persons attending the sales;
2. The Sheriff shall immediately notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by facsimile and by regular United States mail.
3. Within three business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
4. The Sheriff of Columbia County shall publish this Order on his official website.
5. At the time of the scheduled sale on July 29, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
6. No additional public advertising of the sales scheduled for July 29, 2020 and postponed to September 9, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

By the Court

  
Thomas A. James, Jr., P.J.

CLERK OF COURT  
COLUMBIA COUNTY

2020 JUL 14 P 12:38

FILED  
PROthonotary

PHELAN HALLINAN DIAMOND & JONES, LLP  
Peter Wapner, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA**

**SPECIALIZED LOAN SERVICING LLC**  
Plaintiff

v.

**KATRINA HANKO, in her capacity as Heir of JOHN  
HANKO, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN  
HANKO, DECEASED**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2019-CV-695**  
:  
:

**CERTIFICATE OF FILING**

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: **FEB 24 2020**

\_\_\_\_\_  
Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff

19-695

SHERIFF'S SALE COST SHEET

VS. \_\_\_\_\_  
NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>42.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>434.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1387.85</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1637.85</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:

SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2289.10

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 02/13/2020

Fee: \$5.00

Cert. NO: 36504

HANKO JOHN  
345 VINE STREET  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 0489 -0607  
Location: LOT 51  
Parcel Id: 04B-04 -057-00,000

Assessment: 20,216  
Balances as of 02/13/2020

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: **COLUMBIA COUNTY SHERIFF**

Per: \_\_\_\_\_

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

SPECIALIZED LOAN SERVICING LLC  
Plaintiff

vs.

KATRINA HANKO, in her capacity as Heir of  
JOHN HANKO, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER JOHN HANKO,  
DECEASED

Defendants

: Court of Common Pleas  
:  
: Civil Division  
:  
: COLUMBIA County  
:  
: No.: 2019-CV-695  
: No.: 2019-ED-140

FILED  
2020 JAN 20 11:00 AM  
CLERK OF COURT  
COLUMBIA COUNTY, PA

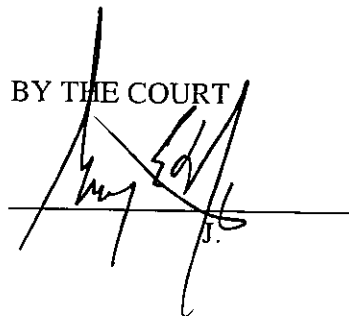
**ORDER**

AND NOW, this 29th day of January, 2020 the Prothonotary is  
ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc  
pro tunc in this case as follows:

Principal Balance	\$88,864.82
Interest Through January 8, 2020	\$7,331.03
Late Charges	\$78.76
Legal fees	\$4,662.50
Cost of Suit and Title	\$1,477.53
Sheriff's Sale Costs	\$1,350.00
Escrow Deficit	\$2,418.95
<b>TOTAL</b>	<b>\$106,183.59</b>

Plus interest at six percent per annum.

BY THE COURT





PHELAN HALLINAN DIAMOND & JONES, LLP  
Peter Wapner, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

ATTORNEY FOR PLAINTIFF

SPECIALIZED LOAN SERVICING LLC

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

v.

TERM

KATRINA HANKO, in her capacity as Heir of JOHN  
HANKO, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM  
OR UNDER JOHN HANKO, DECEASED

No.: 2019-CV-695

No.: 2019-ED-140

COLUMBIA COUNTY

Defendant

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

**JAN 30 2020**

Date

By:

Peter Wapner, Esquire  
Attorney for Plaintiff

Phelan Hallinan Diamond & Jones, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000  
Fax 215-568-7616

Christine Schoffler  
Legal Assistant

Office of the Prothonotary  
Columbia County Courthouse  
35 W. Main St.  
Bloomsburg, PA 17815

Re: SPECIALIZED LOAN SERVICING LLC VS. KATRINA HANKO, in her capacity as  
Heir of JOHN HANKO, Deceased, and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER JOHN HANKO, DECEASED,  
COLUMBIA County, No.: 2019-CV-695, No.: 2019-ED-140

Dear Sir/Madam:

Enclosed for filing please find an Affidavit of Service Pursuant to Rule 3129.2 and a Certificate of Compliance. Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

**\*\*Property is listed for the 02/26/2020 Sheriff Sale.\*\***

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Very truly yours,

Christine Schoffler, Legal Assistant

cc: Sheriff of COLUMBIA County

PH # 1040929





3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:  
Name Address (if address cannot be reasonably ascertained, please indicate)

NONE.

4. Name and address of last recorded holder of every mortgage of record:  
Name Address (if address cannot be reasonably ascertained, please indicate)

NONE.

5. Name and address of every other person who has any record lien on the property:  
Name Address (if address cannot be reasonably ascertained, please indicate)

BERWICK AREA JOINT SEWER  
AUTHORITY

1108 FREAS AVENUE  
BERWICK, PA 18603

BERWICK AREA JOINT SEWER  
AUTHORITY C/O ANTHONY J. MCDONALD,  
ESQUIRE

MARINOS, MCDONALD & KNECHT, LLP  
106 WEST FRONT STREET  
BERWICK, PA 18603

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.  
Name Address (if address cannot be reasonably ascertained, please indicate)

NONE.

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name

Address (if address cannot be reasonably ascertained, please indicate)

TENANT/OCCUPANT

345 NORTH VINE STREET  
BERWICK, PA 18603-3622

DOMESTIC RELATIONS OF  
COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF HUMAN SERVICES

P.O. BOX 2675  
HARRISBURG, PA 17105

INTERNAL REVENUE SERVICE ADVISORY

1000 LIBERTY AVENUE ROOM 704  
PITTSBURGH, PA 15222

U.S. DEPARTMENT OF JUSTICE  
U.S. ATTORNEY FOR THE MIDDLE  
DISTRICT OF PA  
FEDERAL BUILDING

228 WALNUT STREET, SUITE 220  
PO BOX 11754  
HARRISBURG, PA 17108-1754

COMMONWEALTH OF PENNSYLVANIA  
BUREAU OF INDIVIDUAL TAX  
INHERITANCE TAX DIVISION

6TH FLOOR, STRAWBERRY SQUARE  
DEPT. #280601  
HARRISBURG, PA 17128

DEPARTMENT OF HUMAN SERVICES  
TPL CASUALTY UNIT  
ESTATE RECOVERY PROGRAM

P.O. BOX 8486  
WILLOW OAK BUILDING  
HARRISBURG, PA 17105-8486

KATRINA HANKO, IN HER CAPACITY AS  
HEIR OF JOHN HANKO, DECEASED

1029 8TH AVE  
BERWICK, PA 18603-1117

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

Date: **JAN 30 2020**

By: \_\_\_\_\_  
Phelan Hallinan Diamond & Jones, LLP  
Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff  
PHELAN HALLINAN DIAMOND & JONES, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza, Philadelphia, PA 19103  
215-563-7000

[illegible]

**Certificate of Mailing – Firm**

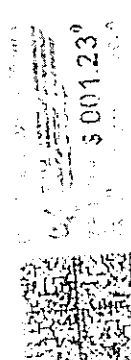
<b>Name and Address of Sender</b> Phelan Hullanin Diamond & Jones, L.L.P. 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103  PH # 1040929 / RE: KATRINA HANKO (COLUMBIA) / CQS – 02/26/2020 SALE / 1021 / Writ Team	<b>TOTAL NO.</b> of Pieces Listed by Sender  <div align="center" style="border: 1px solid black; width: 40px; margin: 0 auto;">5</div>	<b>TOTAL NO.</b> of Pieces Received at Post Office™  <div align="center" style="border: 1px solid black; width: 40px; margin: 0 auto;"> </div>	<b>Affix Stamp Here</b> <i>Postmark with Date of Receipt.</i>          <div align="center" style="border: 1px solid black; padding: 5px; width: 100px; margin: 0 auto;">         \$002.05<sup>00</sup> </div>
<b>Postmaster, per (name of receiving employee)</b>          			

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee
1.	TENANT OCCUPANT 345 NORTH VINE STREET  BERWICK PA 18603-3622	\$0.50	
2.	KATRINA HANKO, IN HER CAPACITY AS HEIR OF JOHN HANKO, DECEASED 1029 8TH AVE  BERWICK PA 18603-1117	\$0.50	
3.	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG PA 17815	\$0.50	
4.	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HUMAN SERVICES P.O. Box 2675  Harrisburg PA 17105	\$0.50	
5.	INTERNAL REVENUE SERVICE ADVISORY 1000 Liberty Avenue Room 704  Pittsburgh PA 15222	\$0.50	



**Certificate of Mailing – Firm**

<b>Name and Address of Sender:</b> Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103		<b>TOTAL NO. of Pieces Listed by Sender</b>  3	<b>TOTAL NO. of Pieces Received at Post Office™</b>	<b>Affix Stamp Here</b> <i>Postmark with Date of Receipt.</i>	
PH # 1040929 / RE: KATRINA HANKO (COLUMBIA) / CQS – 02/26/2020 SALE / 1021 / With Team		<b>Postmaster, per (name of receiving employee)</b>			
<b>USPS® Tracking Number</b> <b>Firm-specific Identifier</b>	<b>Address</b> (Name, Street, City, State, and ZIP Code™)	<b>Postage</b>	<b>Fee</b>	reel Airlift	
1.	U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING 228 Walnut Street, Suite 220 PO Box 11754 Harrisburg PA 17105-1754	\$0.50			
2.	COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAX INHERITANCE TAX DIVISION 6th Floor, Strawberry Square Dept #280601 Harrisburg PA 17128	\$0.50			
3.	DEPARTMENT OF HUMAN SERVICES TPL CASUALTY UNIT ESTATE RECOVERY PROGRAM P.O. Box 8436 Willow Oak Building Harrisburg PA 17105-8436	\$0.50			



Phelan Hallinan Diamond & Jones, LLP  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103  
215-563-7000  
Main Fax 215-568-7616

Lily Hainey  
Legal Assistant

Representing Lenders in  
Pennsylvania

OFFICE OF THE SHERIFF  
COLUMBIA COUNTY COURTHOUSE

Re: SPECIALIZED LOAN SERVICING LLC  
v. KATRINA HANKO, in her capacity as Heir of JOHN HANKO, Deceased and  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER  
JOHN HANKO, DECEASED  
No.: 2019-CV-695

Dear Sir/Madam:

Enclosed is an Affidavit of Service for the above captioned matter for filing with your  
office.

Thank you for your cooperation.

Sincerely,

Lily Hainey  
cc: Prothonotary of COLUMBIA COUNTY

**PHELAN HALLINAN DIAMOND & JONES, LLP**

Attorney for Plaintiff

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

215-563-7000

SPECIALIZED LOAN SERVICING LLC

Plaintiff

v.

KATRINA HANKO, in her capacity as Heir of

JOHN HANKO, Deceased

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,

AND ALL PERSONS, FIRMS, OR

ASSOCIATIONS CLAIMING RIGHT, TITLE OR

INTEREST FROM OR UNDER JOHN HANKO,

DECEASED

Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2019-CV-695

**AFFIDAVIT OF SERVICE OF NOTICE OF SHERIFF'S SALE  
PURSUANT TO Pa.R.C.P. 430**

I hereby certify that a true and correct copy of the Notice of Sheriff Sale in the above captioned matter were served as follows:

- a. on UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED in accordance with Court Order dated June 11, 2019 by first class mail on January 7, 2020. The property was posted on January 2, 2020;

The undersigned understands that this statement is made subject to the penalties of 18 Pa.C.S. §4904 relating to the unsworn falsification to authorities.

Phelan Hallinan Diamond & Jones, LLP

DATE: JAN 27 2020

By: Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff

**PHELAN HALLINAN DIAMOND & JONES, LLP**

Attorney for Plaintiff  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

SPECIALIZED LOAN SERVICING LLC

Plaintiff

v.

KATRINA HANKO, in her capacity as Heir of  
JOHN HANKO, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER JOHN HANKO,  
DECEASED

Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2019-CV-695

**CERTIFICATION OF SERVICE**

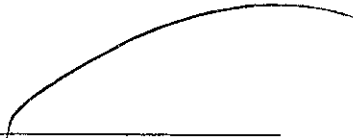
I hereby certify that true and correct copies of Plaintiff's Affidavit of Service of Notice of Sale and Certification of Compliance were served by regular mail on the person(s) on the date listed below:

KATRINA HANKO  
1029 8TH AVE  
BERWICK, PA 18603-1117

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER JOHN  
HANKO, DECEASED  
345 NORTH VINE STREET  
BERWICK, PA 18603-3622

KATRINA HANKO  
345 NORTH VINE STREET  
BERWICK, PA 18603-3622

Date: JAN 27 2020

  
\_\_\_\_\_  
Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Peter Wapner, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

ATTORNEY FOR PLAINTIFF

SPECIALIZED LOAN SERVICING LLC

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

v.

TERM

KATRINA HANKO, in her capacity as Heir of JOHN  
HANKO, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM  
OR UNDER JOHN HANKO, DECEASED

No.: 2019-CV-695  
No.: 2019-ED-140

COLUMBIA COUNTY

Defendant

**CERTIFICATE OF COMPLIANCE**

I certify that this filing complies with the provisions of the *Case Records Public Access Policy of the Unified Judicial System of Pennsylvania* that require filing confidential information and documents differently than non-confidential information and documents.

**JAN 27 2020**

Date

By:

Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.	:	COURT OF COMMON PLEAS
v.	:	CIVIL DIVISION
KATRINA HANKO, in her capacity as Heir of	:	
JOHN HANKO, Deceased	:	NO. 2019-CV-695
	:	
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,	:	COLUMBIA COUNTY
AND ALL PERSONS, FIRMS, OR	:	
ASSOCIATIONS CLAIMING RIGHT, TITLE OR	:	
INTEREST FROM OR UNDER JOHN HANKO,	:	
DECEASED	:	

ORDER

AND NOW, this 11<sup>th</sup> day of June, 2019, upon consideration of Plaintiff's Motion for Service Pursuant to Special Order of court, it is hereby;

**ORDERED** that Plaintiff may obtain service of the Complaint and of the Notice of Sheriff's Sale as authorized by Pa.RCP. 3129.2 (c)(1)(i)(C), on the Defendant, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED, by publication of the Complaint in accordance with Pa.R.C.P. 430(b)(1); by First Class mail at the mortgaged premises located at 345 NORTH VINE STREET, BERWICK, PA 18603-3622, and by posting of the mortgaged premises at 345 NORTH VINE STREET, BERWICK, PA 18603-3622 by the Sheriff or by a non-party competent adult. Service by mail is complete upon the date of mailing.

It is further **ORDERED** and **DECREED** that counsel for Plaintiff is hereby directed to file a certificate of service with the Prothonotary's office to assure compliance with this court order.

BY THE COURT:

15/ Gary E. Norton  
J.

### Certificate of Mailing – Firm

[illegible]



**AFFIDAVIT OF SERVICE (FHLMC)**

**PLAINTIFF**  
SPECIALIZED LOAN SERVICING LLC

COLUMBIA COUNTY

PH # 1040929

**DEFENDANT**  
KATRINA HANKO, in her capacity as Heir of JOHN HANKO,  
Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER JOHN HANKO,  
DECEASED

SERVICE TEAM/ spl  
COURT NO.: 2019-CV-695

SERVE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER JOHN HANKO,  
DECEASED AT:  
345 NORTH VINE STREET  
BERWICK, PA 18603-3622

TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: 02/26/2020

**\*\*PLEASE POST THE PROPERTY IN ACCORDANCE WITH  
COURT ORDER\*\***

**SERVED**

Served and made known to UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED.  
Defendant on the 2<sup>ND</sup> day of JAN, 2020, at 12:15 o'clock PM., at 345 NORTH VINE STREET, BERWICK, PA 18603-3622, in the manner described below:

- ☐ Defendant personally served.  
☐ Adult family member with whom Defendant(s) reside(s).  
Relationship is \_\_\_\_\_  
☐ Adult in charge of Defendant's residence who refused to give name or relationship.  
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).  
☐ Agent or person in charge of Defendant's office or usual place of business.  
\_\_\_\_\_ an officer of said Defendant's company  
☒ Other: POSTED THE PROPERTY

Description: Age \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_ Other \_\_\_\_\_

I, J. NEUBAUER a competent adult, hereby verify that I personally posted the property with a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 01-02-2020

NAME: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

**NOT SERVED**

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., I, \_\_\_\_\_, a competent adult hereby state that Defendant NOT FOUND because:

- ☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)  
☐ No Answer on \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_  
☐ Service Refused ☐ Red Tag Door ☐ Deceased ☐ Defendant Unknown  
☐ Cluster Mail Box ☐ Can't Gain Access

Other: 12-31 6-31

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

Date: 01-02-2020

PH - 1040929

John Hanko Unknown Heirs

### Process Server Check List

If Service is Made: Spouses Names If Applicable

Wife: \_\_\_\_\_

Husband: \_\_\_\_\_

Divorced: Yes ( ) No ( )

No Service Made:

1. Vacant: Yes (X) No ( )

2. Is there a name on the mailbox? Is it the defendants?

No mailbox.

3. Neighbor Contact: Yes ( ) No (X)

Left Side: \_\_\_\_\_

Right Side: \_\_\_\_\_

4. For Sale Sign: Yes ( ) No (X)

Realtor Name: \_\_\_\_\_

Company Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_

5. Car in the Drive Way Yes ( ) No (X)

Plate Number: \_\_\_\_\_

This property is a super rundown and completely overgrown 2000 SF 2-story wooden framed single family home. The property is so overgrown so as to completely obscure the home. The outside of the home is clad in cedar shakes that have been painted a light blue. At this point in time, 30% of the shutters are now completely devoid of paint and the home could easily be classified as a junker. the front door was open and so I was able to walk inside. The inside is in a COMPLETE shambles and has the appearance of a tornadic event like would be shown on the Weather Channel.  
Vacant.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



SPECIALIZED LOAN SERVICING LLC (et al.)  
vs.  
KATRINA HANKO

Case Number  
2019CV695

## SHERIFF'S RETURN OF SERVICE

12/19/2019 11:22 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: KATRINA HANKO AT 1029 8TH AVENUE, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 27, 2019

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
SARAH JANE KLINGAMAN, NOTARY PUBLIC  
TOWN OF BLOOMSBURG, COLUMBIA COUNTY  
MY COMMISSION EXPIRES OCT. 4, 2020

NOTARY

Affirmed and subscribed to before me this

27TH day of DECEMBER, 2019



HALLINAN DIAMOND & JONES LLP ONE PENN CENTER CITY SUBURBAN PHILADELPHIA SUITE 1400 1617 JFK BLVD. PHILA

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



SPECIALIZED LOAN SERVICING LLC (et al.)  
vs.  
KATRINA HANKO

Case Number  
2019CV695

## SHERIFF'S RETURN OF SERVICE

01/16/2020 09:56 AM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 345 NORTH VINE STREET, BERWICK, PA 18603.

  
MICHAEL TKACH, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

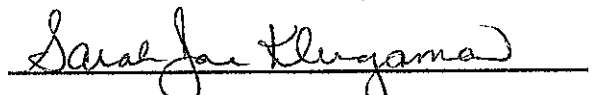
January 16, 2020

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
SARAH JANE KLINGAMAN, NOTARY PUBLIC  
TOWN OF BLOOMSBURG, COLUMBIA COUNTY  
MY COMMISSION EXPIRES OCT. 4, 2020

NOTARY

Affirmed and subscribed to before me this

16TH day of JANUARY, 2020



HALLINAN DIAMOND & JONES LLP, ONE PENN CENTER AT SUBURBAN STATION, SUITE 1400 1617 JFK BLVD, PHILA

(c) CountySuite Sheriff, Teleosoft, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



SPECIALIZED LOAN SERVICING LLC (et al.)  
vs.  
HANKO, KATRINA

Case Number  
2019CV695

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Posting - Sale Bill

**Manner:** < Not Specified >

**Expires:**

**Zone:**

**Warrant:**

**Notes:** SALE DATE & TIME: 02/26/2020 AT 9:00 AM  
SHERIFF'S SALE BILL

**Serve To:**

**Name:** (POSTING)

**Primary Address:** 345 NORTH VINE STREET  
BERWICK, PA 18603

**Phone:**

**DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:**

**Relation:**

**Date:**

1/16/20

**Time:**

9:56

**Deputy:**

6

**Mileage:**

**Attorney / Originator:**

**Name:** PHELAN HALLINAN DIAMOND & JONES LLP

**Phone:** 215-563-7000

**Service Attempts:**

**Date:**

1/16/20

**Time:**

9:56

**Mileage:**

—

**Deputy:**

6

**Service Attempt Notes:**

1.

2.

3.

4.

5.

6.

(POSTING)

2019CV695

345 NORTH VINE STREET, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

SPECIALIZED LOAN SERVICING LLC (et al.)  
vs.  
HANKO, KATRINA

Case Number  
2019CV695

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 140

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 02/26/2020 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: KATRINA HANKO  
Primary Address: 1029 8TH AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 345 NORTH VINE STREET  
BERWICK, PA 18603

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date: 12-19-19

Time: 11:22

Deputy: 3

Mileage:

### Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

### Service Attempts:

Date:	12-19-19					
Time:	09:03					
Mileage:						
Deputy:	3					

### Service Attempt Notes:

1. No Answer

- 
- 
- 
- 
- 
- 

HANKO, KATRINA

2019CV695

1029 8TH AVENUE, BERWICK, PA 18603

NO EXPIRATION

## MAKE CHECKS PAYABLE TO:

BERWICK BOROUGH  
TAX COLLECTOR  
1615 LINCOLN AVENUE  
BERWICK PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM  
CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS  
NO PERSONAL CHECKS AFTER DEC.1, 2019

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE  
03/01/2019BILL NO.  
3970

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	20,216	11.385	225.56	230.16	253.18
SINKING		1	19.82	20.22	22.24
FIRE		1.25	24.76	25.27	26.53
LIGHT		1.25	24.76	25.27	26.53
BORO RE		17.1	336.78	345.69	362.97
The discount & penalty have been calculated for your convenience			633.68	646.61	691.45
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

## TAXES ARE DUE &amp; PAYABLE - PROMPT PAYMENT IS REQUESTED

HANKO JOHN  
345 VINE STREET  
BERWICK PA 18603

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 5 %  
PARCEL: 04B-04 -057-00,000  
345 N VINE ST  
.1664 Acres Land 2,900  
Buildings 17,316  
Total Assessment 20,216

This tax returned  
to courthouse on:  
January 1, 2020

CK 63368

FILE COPY

7035704401

If you desire a receipt, send a self-addressed stamped envelope with your payment  
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

2019 SCHOOL REAL ESTATE TAX NOTICE  
Berwick Area School District  
Berwick Borough

Make Check Payable To: The Berwick Area School District

The Berwick Area School District  
Connie C. Gingham, Tax Collector  
1615 Lincoln Avenue  
Berwick, PA 18603

Telephone: 570-752-7442

Taxes are due and payment is requested from:

047829

04B04 05700000 1595 C04  
HANKO JOHN  
345 N VINE ST  
BERWICK, PA 18603-3622

Bill Date: 7/1/2019

Bill #: 1595

## COUPON MUST BE RETURNED WITH PAYMENT

Parcel #: 04B04 05700000

Prop. Type

Property Location and Description:

345 N VINE ST  
.166

Assessment:

L= 2,900  
B= 17,316  
T= 20,216

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	43.400	877.37
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2019	2% Discounted Amount	859.82
If Paid By 10/31/2019	FACE Amount	877.37
If Paid After 10/31/2019	10% Penalty Amount	965.11

Last Day to Pay: 12/31/2019

For a receipt, return the entire bill with payment  
and a self-addressed stamped envelope.

Office Hours:

Monday, Tuesday and Thursday 9:30am - 4:00pm  
Closed Wednesday and Friday  
Closed Holidays

Tim

8-179 8

Od up full for 2019

C  
mme

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



SPECIALIZED LOAN SERVICING LLC (et al.)  
vs.  
HANKO, KATRINA

Case Number  
2019CV695

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	140
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 02/26/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Connie C. Gingham		
<b>Primary Address:</b>	1615 Lincoln Avenue Berwick, PA 18603		
<b>Phone:</b>	570-752-7442	<b>DOB:</b>	
<b>Alternate Address:</b>			
<b>Phone:</b>			

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>			
<b>Date:</b>	12-19-19	<b>Time:</b>	10:55
<b>Deputy:</b>	3	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b>	PHELAN HALLINAN DIAMOND & JONES LLP	<b>Phone:</b>	215-563-7000
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### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

GINGHER, CONNIE C.

2019CV695

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

SPECIALIZED LOAN SERVICING LLC (et al.)  
vs.  
HANKO, KATRINA

Case Number  
2019CV695

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	140
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 02/26/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

Name:	OCCUPANT
Primary Address:	345 NORTH VINE STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

### Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other
Adult In Charge:	
Relation:	
Date:	12-19-19
Time:	10:30
Deputy:	3
Mileage:	

### Attorney / Originator:

Name:	PHELAN HALLINAN DIAMOND & JONES LLP	Phone:	215-563-7000
-------	-------------------------------------	--------	--------------

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- Vacant
- 
- 
- 
- 

OCCUPANT

2019CV695

345 NORTH VINE STREET, BERWICK, PA 18603

NO EXPIRATION

# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

Classifieds: (570) 784-6151  
Toll Free: 888-231-9767 ext 1299  
Fax: (570) 784-6152

Proof of Ad 12/19/19

Account:

Name:  
Company: TIM CHAMBERLAIN - COLUM COUNTY SHER  
Address: PO BOX 380  
BLOOMSBURG, PA 17815  
Telephone: (570) 389-5622

Ad ID: 1186636  
Description: KATRINA HANKO SALE  
Run Dates: 02/05/20 to 02/19/20  
Class: 2  
Agate Lines: 213  
Blind Box:

Total Ad Cost \$1,387.85  
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	02/05/20	02/19/20	3	\$1,387.85

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2019CV695

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, FEBRUARY 26, 2020  
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate on the westerly side of Vine Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

On the North by land now or late of C.P. Dieterick; on the East by Vine Street; in the South by land now or late of R. Bruce Johnson and on the West by Grant Street. Same being 491/2 feet in width on Vine Street and extending in depth of an equal width 145 feet.

TITLE TO SAID PREMISES IS VESTED IN John Hanko, by Deed from John Hanko and Brigitte C. Hanko, nka Brigitte C. Sartain, Dated 10/03/1991, Recorded 12/11/1991, in Book 489, Page 607.

Mortgagor JOHN HANKO died on 07/22/2016, and upon information and belief, his surviving heirs are JOHN HANKO, JR and KATRINA HANKO.

Tax Parcel: 048-04-0570-000

Premises Being: 345 NORTH VINE STREET, BERWICK, PA 18603-3622

PROPERTY ADDRESS: 345 NORTH VINE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 048-04-0570-00-000

Seized and taken into execution to be sold as the property of KATRINA HANKO in suit of SPECIALIZED LOAN SERVICING LLC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:  
PHELAN HALLINAN DIAMOND & JONES LLP  
PHILADELPHIA, PA 215-563-7000

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

SPECIALIZED LOAN SERVICING LLC (et al.)  
vs.  
HANKO, KATRINA

Case Number  
2019CV695

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 140

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 02/26/2020 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia County

Primary Address: 11 WEST MAIN STREET  
2ND FLOOR  
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally (Adult In Charge) Posted Other

Adult In Charge: SHELLEY FETTER

Relation: CLERK

Date: 12/12/19

Time: 1441

Deputy: 4

Mileage:

### Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

DOMESTIC RELATIONS OF 2019CV695 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

SPECIALIZED LOAN SERVICING LLC (et al.)  
vs.  
HANKO, KATRINA

Case Number  
2019CV695

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	140
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 02/26/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Columbia County Tax Office
<b>Primary Address:</b>	PO Box 380 Bloomsburg, PA 17815
<b>Phone:</b>	570-389-5649 <b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other
<b>Adult In Charge:</b>	DOBBIE MILLER
<b>Relation:</b>	CLERK
<b>Date:</b>	12/18/19
<b>Time:</b>	1432
<b>Deputy:</b>	4
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PHELAN HALLINAN DIAMOND & JONES LLP	<b>Phone:</b> 215-563-7000
--	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX C

2019CV695

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

SPECIALIZED LOAN SERVICING LLC (et al.)  
vs.  
HANKO, KATRINA

Case Number  
2019CV695

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Posting - Sale Bill	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 02/26/2020 AT 9:00 AM SHERIFF'S SALE BILL		

### Serve To:

<b>Name:</b>	(POSTING)
<b>Primary Address:</b>	345 NORTH VINE STREET BERWICK, PA 18603
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other
<b>Adult In Charge:</b>	
<b>Relation:</b>	
<b>Date:</b>	<b>Time:</b>
<b>Deputy:</b>	<b>Mileage:</b>

### Attorney / Originator:

<b>Name:</b> PHELAN HALLINAN DIAMOND & JONES LLP	<b>Phone:</b> 215-563-7000
--	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

(POSTING)

2019CV695

345 NORTH VINE STREET, BERWICK, PA 18603

NO EXPIRATION

TIMOTHY T. CHAMBERLAIN



**SHERIFF OF COLUMBIA COUNTY**

COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

PRESS ENTERPRISE  
Lackawanna Avenue  
Bloomsburg, PA 17815

Date: 12-18-19

Re: Sheriff's Sale Advertising Dates

Specialized Loan Serving LLC vs. Katrina Hanko - heir of John Hanko  
No. 140 of 2019 E.D. and No. 695 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1<sup>st</sup> Week Feb. 5 2020

2<sup>nd</sup> Week Feb. 12<sup>th</sup> 2020

3<sup>rd</sup> Week Feb. 19<sup>th</sup> 2020

SALE DATE: Feb. 26 2020 @ 9:00am

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

**WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)**  
**Pa.R.C.P. 3180-3183 and Rule 3257**

Specialized Loan Servicing LLC

vs.

Katrina Hanko, in Her Capacity as Heir of John Hanko, Deceased  
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or  
Associations Claiming Right, Title or Interest From or Under John  
Hanko, Deceased  
Commonwealth of Pennsylvania:

County of Columbia

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2019-CV-695

2019-ED-140

COLUMBIA COUNTY

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following property (specifically described property below):

PREMISES: 345 North Vine Street, Berwick, PA 18603-3622  
(See Legal Description attached)

Judgment Amount	\$93,068.38
Interest From 12/05/2019 to (at \$15.30 per diem)	\$ _____
Total	\$93,068.38
Interest from at \$15.30 per diem	\$ _____
Costs to be added	\$ _____
Writ Total	\$ _____

Dated 12/10/2019  
(SEAL)

PH # 1040929

Barbara N. Aluwé ISS  
(Clerk) Office of the Prothy Support, Common Pleas Court  
of Columbia County, Penna.

**Proth & Clerk of Sev. Courts**  
**My Com. Ex. 1st Monday in 2020**

PH # 1040929

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate on the westerly side of Vine Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

On the North by land now or late of C.P. Dieterick; on the East by Vine Street; in the South by land now or late of R. Bruce Johnson and on the West by Grant Street. Same being 49 1/2 feet in width on Vine Street and extending in depth of an equal width 145 feet.

TITLE TO SAID PREMISES IS VESTED IN John Hanko, by Deed from John Hanko and Brigitte C. Hanko, nka Brigitte C. Sartain, Dated 10/03/1991, Recorded 12/11/1991, in Book 489, Page 607.

Mortgagor JOHN HANKO died on 07/22/2016, and upon information and belief, his surviving heirs are JOHN HANKO, JR and KATRINA HANKO.

Tax Parcel: 048-04-057-00-000

Premises Being: 345 NORTH VINE STREET, BERWICK, PA 18603-3622

04B-04-057-00-



**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 2019-CV-695

**Specialized Loan Servicing LLC**

v.

**Katrina Hanko, in Her Capacity as Heir of John Hanko, Deceased  
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming  
Right, Title or Interest From or Under John Hanko, Deceased**

owner(s) of property situate in the **BERWICK BOROUGH**, COLUMBIA County,  
Pennsylvania, being

**345 North Vine Street, Berwick, PA 18603-3622**

**Parcel No. 048-04-057-00-000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$93,068.38**

**Attorneys for Plaintiff**

**Phelan Hallinan Diamond & Jones, LLP**

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2019CV695

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, FEBRUARY 26, 2020**  
**AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

---

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate on the westerly side of Vine Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

On the North by land now or late of C.P. Dieterick; on the East by Vine Street; in the South by land now or late of R. Bruce Johnson and on the West by Grant Street. Same being 491/2 feet in width on Vine Street and extending in depth of an equal width 145 feet.

TITLE TO SAID PREMISES IS VESTED IN John Hanko, by Deed from John Hanko and Brigitte C. Hanko, nka Brigitte C. Sartain, Dated 10/03/1991, Recorded 12/11/1991, in Book 489, Page 607.

Mortgagor JOHN HANKO died on 07/22/2016, and upon information and belief, his surviving heirs are JOHN HANKO, JR and KATRINA HANKO.

Tax Parcel: 048-04-0570-000

Premises Being: 345 NORTH VINE STREET, BERWICK, PA 18603-3622

PROPERTY ADDRESS: 345 NORTH VINE STREET, BERWICK, PA 18603

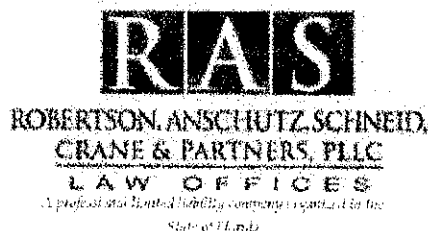
Seized and taken into execution to be sold as the property of KATRINA HANKO in suit of SPECIALIZED LOAN SERVICING LLC.

---

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:  
PHELAN HALLINAN DIAMOND & JONES LLP  
PHILADELPHIA, PA 215-563-7000

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania



Richard Citron, Esq.  
Managing Partner, NJ and PA Offices  
Admitted in PA, NJ and NY

133 Gauthier Drive, Suite F  
Mount Laurel, NJ 08054  
Phone: 855-225-6906  
Fax: 866-387-9549  
www.raslegalgroup.com

James Robertson, Esq.  
deceased  
Everett Anschutz, Esq. TX Bar  
David J. Schneid, Esq. FL Bar  
John T. Crane, Esq. GA, and  
TX Bar

March 25, 2021

**VIA FACSIMILE 570-389-5625**

COLUMBIA County Sheriff's Office  
Attn: Real Estate Department

RE:

SPECIALIZED LOAN SERVICING LLC vs. KATRINA HANKO, IN HER CAPACITY  
AS HEIR OF JOHN HANKO, DECEASED; UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

Columbia Docket: 2019-CV-695

Property Address: 345 N VINE STREET, BERWICK PA, 18603

Our File No.: 20-062592 - KaM

Dear Sir/Madam:

Please be advised our office represents Plaintiff in the above referenced matter. Plaintiff requests that the sale scheduled for 3/31/2021 be postponed until 07/28/2021.

Should you have any questions or concerns, please contact our office via telephone or via email at [PASales@raslg.com](mailto:PASales@raslg.com)

Very Truly Yours,

Katie Myers

\*This firm is a debt collector attempting to collect a debt and any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of lien against property.

20-062592 - KaM

**FAX COVER SHEET**

TO	
COMPANY	
FAXNUMBER	15703895625
FROM	RAS Citron South
DATE	2021-03-25 20:43:51 GMT
RE	Postponement Letter 2019-CV-695

**COVER MESSAGE**

Hello,

Please, See attached postponement letter for above referenced docket number.

Thank you,

*Katie Myers*

Legal Assistant – PA



**Robertson, Anschutz, Schneid, Crane & Partners, PLLC**

Richard Citron, Esquire – Managing Partner, NJ and PA Offices

*A professional limited liability company organized in the State of Florida*

133 Gaither Drive, Suite 100

Mt. Laurel, NJ 08054

Phone: 855-225-6906 ext. 1111

Fax: 866-381-9549

Email: [kmyers@raslg.com](mailto:kmyers@raslg.com)

Hours: 8:30am-5:00p

In some circumstances this firm may be deemed a "debt collector" as defined by the Fair Debt Collection Practices Act and other applicable law. In such a case, this is an attempt to collect a debt. Any communication obtained may be used for that purpose.

PRIVILEGE AND CONFIDENTIALITY NOTICE: This e-mail is covered by the Electronic Communications Privacy Act, 18 U.S.C. § 2510-2521 and is legally privileged. The contents of this e-mail message and any attachments are intended solely for the party or parties addressed and named in this message. This communication and all attachments, if any, are intended to be and to remain confidential, and it may be subject to the applicable attorney - client and or work product privileges. If you are not the intended recipient of this message, or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and its attachments. Do not deliver, distribute, or copy this message and or any attachments if you are not the intended recipient. Do not disclose the contents or take any action in reliance upon the information contained in this communication or any attachments. Although this E-mail and any attachments are believed to be free of any virus or other defect that might affect any computer system into which it is received and opened, it is the responsibility of the recipient to ensure that it is virus free and no responsibility is accepted by Robertson, Anschutz, Schneid, Crane & Partners, PLLC for damage arising in any way from its use.

**FAX COVER SHEET**

TO	
COMPANY	
FAX NUMBER	15703895625
FROM	RAS Citron South
DATE	2021-01-25 15:49:45 GMT
RE	2019-CV-695

**COVER MESSAGE**

Katie Myers

Legal Assistant – PA



**Robertson, Anschutz, Schneid, Crane & Partners, PLLC**

Richard Citron, Esquire – Managing Partner, NJ and PA Offices

*A professional limited liability company organized in the State of Florida*

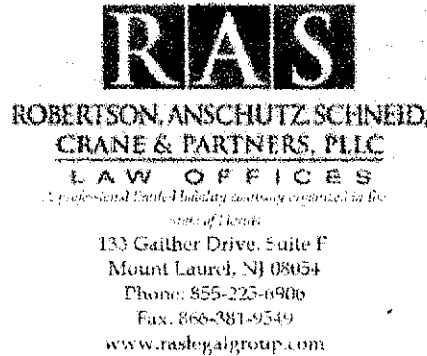
133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

Phone: 855-225-6906 ext. 1111

Fax: 866-381-9549

Email: [kmyers@raslg.com](mailto:kmyers@raslg.com)



Richard Citron, Esq.  
Managing Partner, NJ and PA Offices  
Admitted in PA, NJ and NY

133 Gaither Drive, Suite F  
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Phone: 855-225-0906  
Fax: 856-981-9549  
www.raslegalgroup.com

James Robertson, Esq.  
deceased  
Everett Anschutz, Esq. TX Bar  
David J. Schneid, Esq. FL Bar  
John F. Crane, Esq. TX Bar

January 25, 2021

**VIA FACSIMILE 570-389-5625**

COLUMBIA County Sheriff's Office  
Attn: Real Estate Department

RE:

SPECIALIZED LOAN SERVICING LLC vs. KATRINA HANKO, IN HER CAPACITY  
AS HEIR OF JOHN HANKO, DECEASED; UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED  
Columbia Docket: 2019-CV-695  
Property Address: 345 N VINE STREET, BERWICK PA, 18603  
Sheriff Sale No.:  
Our File No.: 20-062592 - KaM

Dear Sir/Madam:

Please be advised our office represents Plaintiff in the above referenced matter. Plaintiff requests that the sale scheduled for 1/27/21 be postponed until 3/31/2021.

Should you have any questions or concerns, please contact our office via telephone or via email at  
[PASales@raslg.com](mailto:PASales@raslg.com)

Very Truly Yours,

Katie Myers

\*This firm is a debt collector attempting to collect a debt and any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of lien against property.

20-062592 - KaM



ROBERTSON, ANSCHUTZ, SCHNEID,  
CRANE & PARTNERS, PLLC  
LAW OFFICES

*A professional limited liability company organized in the*

*State of Illinois*

Richard Citron, Esq.  
Managing Partner, NJ and PA Offices  
Admitted in PA, NJ and NY

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Fax: 866-381-9549  
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James Robertson, Esq.  
deceased  
Everett Anschutz, Esq. TX Bar  
David J. Schneid, Esq. FL Bar  
John T. Crane, Esq. TX Bar

January 8, 2021

**VIA FACSIMILE 570-389-5625**

COLUMBIA County Sheriff's Office  
Attn: Real Estate Department

RE:

SPECIALIZED LOAN SERVICING LLC vs. KATRINA HANKO, IN HER CAPACITY  
AS HEIR OF JOHN HANKO, DECEASED; UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED  
Columbia Docket: 2019-CV-695  
Property Address: 345 N VINE STREET, BERWICK PA, 18603

Our File No.: 20-062592 - EdC

Dear Sir/Madam:

Please be advised our office represents Plaintiff in the above referenced matter. Plaintiff requests that the sale scheduled for 01/27/2021 be postponed until 3/31/2021.

Should you have any questions or concerns, please contact our office via telephone or via email at  
[PASales@raslg.com](mailto:PASales@raslg.com)

Very Truly Yours,

Edward Cotter

20-062592 - EdC

**FAX COVER SHEET****TO****COMPANY****FAX NUMBER** 15703895625**FROM** RAS Citron South**DATE** 2021-01-08 21:55:00 GMT**RE** Case#2019-CV-695 Sale Postponement**COVER MESSAGE**

Hello,

Please see attached postponement letter for case#2019-CV-695. Thank you.

**Ed Cotter**

*Paralegal –PA Post Sale*



**Robertson, Anschutz, Schneid, Crane & Partners, PLLC**

Richard Citron, Esquire – Managing Partner, NJ and PA Offices

*A professional limited liability company organized in the State of Florida*

**133 Galther Drive, Suite F**

**Mt. Laurel, NJ 08054**

**Phone: 855-225-6906 Ext. 1311**

**Fax: 866-381-9549**

**Email: [ecotter@raslg.com](mailto:ecotter@raslg.com)**

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following to you: This is a communication from a debt collector. Any information received will be used for that purpose. If you have received a discharge in bankruptcy, and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against real property.

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Jenine R. Davey, Esq. \*,#  
David Neeren, Esq. \*,#  
Naser Selmanovic, Esq. \*  
Brandon Packe, Esq. \*,#  
Jennifer A. Stead, Esq. \*,#  
Christopher Ford, Esq. \*  
Lana Sultunan, Esq. \*,#  
Lana M. Eggerman, Esq. \*  
Aleisha Jennings, Esq. \*  
Robert Flacco, Esq. #  
Harold Kaplan, Esq. \*,#  
Shanna DeLuca \*,+,#  
Abraham Vais \*,-

\* - Admitted in NJ  
+ - Admitted in FL  
# - Admitted in PA  
- - Admitted in C.V.  
- - Admitted in NY



133 Gaither Dr., Suite F  
Mt. Laurel, NJ 08054  
855-225-6906  
Facsimile 866-381-9549  
E-Mail: [PASales@rasnj.com](mailto:PASales@rasnj.com)

Richard M. Citron, Esq.  
Member of New Jersey Bar  
Member of Pennsylvania Bar  
Member of New York Bar  
Jim L. Robertson, Esq. #  
Member of Texas Bar  
Everett L. Anschutz, Esq.  
Member of Texas Bar  
David J. Schneid, Esq.  
Member of Florida Bar

# Deceased

November 04, 2020

**VIA FACSIMILE 570-389-5625**

COLUMBIA County Sheriff's Office  
Attn: Real Estate Department

RE:

SPECIALIZED LOAN SERVICING I.L.C. vs. KATRINA HANKO, IN HER CAPACITY  
AS HEIR OF JOHN HANKO, DECEASED; UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED  
Columbia Docket: 2019-CV-695  
Property Address: 345 N VINE STREET, BERWICK PA, 18603  
Sheriff Sale No.:  
Our File No.: 20-062592 - AdD

Dear Sir/Madam:

Please be advised our office represents Plaintiff in the above referenced matter. Plaintiff requests that the sale scheduled for 11/04/2020 be postponed until 1/27/2021 by court order. Court order to follow.

Should you have any questions or concerns, please contact our office via telephone or via email at [PASales@rasnj.com](mailto:PASales@rasnj.com)

Very Truly Yours,

Adam Digirolamo

20-062592 - AdD

**FAX COVER SHEET**

TO	
COMPANY	
FAX NUMBER	15703895625
FROM	RAS Citron South
DATE	2020-11-04 15:10:11 GMT
RE	20-062592 Postponement Notice 2019-CV-695 / 345 N VINE ST, BERWICK, PA 18603

**COVER MESSAGE**

Good morning,

Please see the attached Court Order postponing the Sheriff's Sale from 11/04/2020 to 1/27/2021.

Thank you,  
Adam DiGirolamo



RAS Citron, LLC  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
Phone: 855-225-6906 x1224  
Fax: 866-381-9549  
Email: [adigirolamo@rasnj.com](mailto:adigirolamo@rasnj.com)

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following to you: "This is a communication from a debt collector. This is an attempt to collect a debt and any information obtained may be used for that purpose."

PRIVILEGE AND CONFIDENTIALITY NOTICE: This e-mail is covered by the Electronic Communications Privacy Act, 18 U.S.C. § 2510-2521 and is legally privileged. The contents of this e-mail message and any attachments are intended solely for the party or parties addressed and named in this message. This communication and all attachments, if any, are intended to be and to remain confidential, and it may be subject to the applicable attorney - client and or work product privileges. If you are not the intended recipient of this message, or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and its attachments. Do not deliver, distribute, or copy this message and or any attachments if you are not the intended recipient. Do not disclose the contents or take any action in reliance upon the information contained in this communication or any attachments. Although this E-mail and any attachments are believed to be free of any virus or other defect that might affect any computer system into which it is received and opened, it is the responsibility of the recipient to ensure that it is virus free and no responsibility is accepted by RAS Citron, LLC, for damage arising in any way from its use.



**ROBERTSON, ANSCHUTZ, SCHNEID,  
CRANE & PARTNERS, PLLC**  
**LAW OFFICES**

*A professional limited liability company organized in the  
State of Florida*

Richard Citron, Esq.  
Managing Partner, NJ and PA Offices  
Admitted in PA, NJ and NY

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Mount Laurel, NJ 08054  
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Fax: 866-381-9549  
www.raslegalgroup.com

James Robertson, Esq.  
deceased  
Everett Anschutz, Esq. TX Bar  
David J. Schneid, Esq. FL Bar  
John T. Crane, Esq. TX Bar

COLUMBIA County Sheriff's Office  
COLUMBIA County Courthouse  
35 West Main Street  
Bloomsburg, PA, 17815

Re: SPECIALIZED LOAN SERVICING LLC VS. KATRINA HANKO, IN HER CAPACITY  
AS HEIR OF JOHN HANKO, DECEASED; UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED  
COLUMBIA County Docket No.: 2019-CV-695

Dear Sir or Madam,

Enclosed please find a copy of the Notice of the Date of Continued Sheriff's Sale, and the  
Certificate of Filing for the above captioned matter.

Thank you for your assistance with this matter.

Very truly yours,

Edward Cotter  
Legal Assistant  
Enclosures



20-062592 - EdC



Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
133 Gaither Drive, Suite F  
Mount Laurel, NJ 08054  
Phone: (855) 225-6906  
Fax: (866) 381-9549

ATTORNEYS FOR PLAINTIFF

Robert Flacco, Esquire, PA ID No.: 325024

Jenine R. Davey, Esquire, PA ID No.: 87077

SPECIALIZED LOAN SERVICING LLC  
Plaintiff,

v.

KATRINA HANKO, IN HER CAPACITY  
AS HEIR OF JOHN HANKO, DECEASED;  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
JOHN HANKO, DECEASED  
Defendant(s)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2019-CV-695

**Certificate of Filing**

On this day, I filed with the Prothonotary of COLUMBIA county a copy of the Notice of the Date  
of Continued Sheriff's Sale in the above-captioned matter.

Date: \_\_\_\_\_

11/11/21

Robertson, Anschutz, Schneid, Crane &  
Partners, PLLC  
*A Florida professional limited liability company*

By: \_\_\_\_\_

Robert Flacco, Esquire, ID No. 325024  
Jenine R. Davey, Esquire., ID No. 87077  
Attorneys for Plaintiff

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

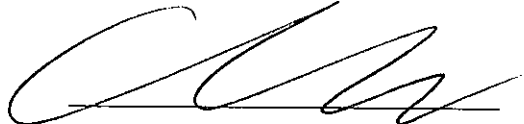
<p>SPECIALIZED LOAN SERVICING LLC Plaintiff,</p> <p>v.</p> <p>KATRINA HANKO, IN HER CAPACITY AS HEIR OF JOHN HANKO, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED Defendant(s)</p>	<p>NO: 2019-CV-695</p> <p><b>ORDER</b></p> <p>2020 OCT 27 11:53</p>
---	---

**ORDER**

AND NOW, this *27* day of *October*, 20*20*, upon consideration of Plaintiff's Motion for Postponement of Sheriff's sale it is hereby:

ORDERED that the Sheriff's sale currently scheduled for November 04, 2020, is extended two (2) months to the regularly scheduled Columbia County Sheriff Sale scheduled for January 27, 2021. No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the Sheriff Sale.

BY THE COURT

  
J.

Jenine R. Davey, Esq. <sup>\*,#</sup>  
 David Neeren, Esq. <sup>\*,#</sup>  
 Naser Selmanovic, Esq. <sup>\*</sup>  
 Brandon Pack, Esq. <sup>\*,#</sup>  
 Jennifer A. Stead, Esq. <sup>\*,#</sup>  
 Christopher Ford, Esq. <sup>\*</sup>  
 Lana Sukduman, Esq. <sup>\*,#</sup>  
 Laura M. Eggerman, Esq. <sup>\*,#</sup>  
 Aleisha Jennings, Esq. <sup>\*</sup>  
 Robert Flacco, Esq. <sup>\*,#</sup>  
 Harold Kaplan, Esq. <sup>\*,#</sup>  
 Shanna DeLuca <sup>\*,#</sup>  
 Abraham Vais <sup>\*,#</sup>

\* Admitted to NJ  
 \* Admitted in FL  
 \* Admitted in PA  
 \* Admitted in CA  
 \* Admitted in NY



133 Gaither Dr., Suite F  
 Mt. Laurel, NJ 08054  
 855-225-6906  
 Facsimile 866-381-9549  
 E-Mail: [PASales@rasnj.com](mailto:PASales@rasnj.com)

Richard M. Citron, Esq.  
 Member of New Jersey Bar  
 Member of Pennsylvania Bar  
 Member of New York Bar  
 Jim L. Robertson, Esq. <sup>\*</sup>  
 Member of Texas Bar  
 Everett L. Anschutz, Esq.  
 Member of Texas Bar  
 David J. Schneid, Esq.  
 Member of Florida Bar

<sup>#</sup>Deceased

October 14, 2020

**VIA FACSIMILE 570-389-5625**

COLUMBIA County Sheriff's Office  
 Attn: Real Estate Department

RE:

SPECIALIZED LOAN SERVICING LLC vs. KATRINA HANKO, IN HER CAPACITY  
 AS HEIR OF JOHN HANKO, DECEASED; UNKNOWN HEIRS, SUCCESSORS,  
 ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
 TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED  
 Columbia Docket: 2019-CV-695  
 Property Address: 345 N VINE STREET, BERWICK PA, 18603  
 Sheriff Sale No.:  
 Our File No.: 20-062592 - AdD

Dear Sir/Madam:

Please be advised our office represents Plaintiff in the above referenced matter. Plaintiff requests that the sale scheduled for 11/04/2020 be postponed until 1/27/2021 by court order. Court order to follow.

Should you have any questions or concerns, please contact our office via telephone or via email at [PASales@rasnj.com](mailto:PASales@rasnj.com)

Very Truly Yours,

Adam Digrolamo

20-062592 - AdD

**FAX COVER SHEET**

TO	
COMPANY	
FAX NUMBER	15703895625
FROM	RAS Citron South
DATE	2020-10-14 16:22:28 GMT
RE	20-062592 Postponement Notification

**COVER MESSAGE**

Good afternoon,

Please see the attached Postponement Notification. Court order to follow.

Thank you,

Adam DiGirolamo



RAS Citron, LLC

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

Phone: 855-225-6906 x1224

Fax: 866-381-9549

Email: [adigirolamo@rasnj.com](mailto:adigirolamo@rasnj.com)

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following to you: "This is a communication from a debt collector. This is an attempt to collect a debt and any information obtained may be used for that purpose."

PRIVILEGE AND CONFIDENTIALITY NOTICE: This e-mail is covered by the Electronic Communications Privacy Act, 18 U.S.C. § 2510-2521 and is legally privileged. The contents of this e-mail message and any attachments are intended solely for the party or parties addressed and named in this message. This communication and all attachments, if any, are intended to be and to remain confidential, and it may be subject to the applicable attorney - client and or work product privileges. If you are not the intended recipient of this message, or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and its attachments. Do not deliver, distribute, or copy this message and or any attachments if you are not the intended recipient. Do not disclose the contents or take any action in reliance upon the information contained in this communication or any attachments. Although this E-mail and any attachments are believed to be free of any virus or other defect that might affect any computer system into which it is received and opened, it is the responsibility of the recipient to ensure that it is virus free and no responsibility is accepted by RAS Citron, LLC, for damage arising in any way from its use.

**KATRINA HANKO, in her capacity as Heir of JOHN  
HANKO, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM OR UNDER  
JOHN HANKO, DECEASED  
DEFENDANT(S)**

COURT OF COMMON PLEAS  
CIVIL DIVISION  
CASE NO. 2019-CV-695  
2019-ED-140  
COLUMBIA COUNTY

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**SPECIALIZED LOAN SERVICING LLC**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **345 NORTH VINE STREET, BERWICK, PA 18603-3622**.

1. Name and address of Owner(s) or reputed Owner(s):  
Name

Address (if address cannot be reasonably ascertained,  
please so indicate)

**KATRINA HANKO, IN HER CAPACITY AS  
HEIR OF JOHN HANKO, DECEASED**

345 NORTH VINE STREET, BERWICK, PA  
18603-3622

1029 8TH AVE, BERWICK, PA 18603-1117

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER JOHN  
HANKO, DECEASED

345 NORTH VINE STREET, BERWICK, PA  
18603-3622

2. Name and address of Defendant(s) in the judgment:  
Name

Address (if address cannot be reasonably  
ascertained, please so indicate)

**KATRINA HANKO, IN HER CAPACITY AS  
HEIR OF JOHN HANKO, DECEASED**

345 NORTH VINE STREET, BERWICK, PA  
18603-3622

1029 8TH AVE, BERWICK, PA 18603-1117

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER JOHN  
HANKO, DECEASED

345 NORTH VINE STREET, BERWICK, PA  
18603-3622



3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:  
Name Address (if address cannot be reasonably ascertained, please indicate)  
  
NONE.
4. Name and address of last recorded holder of every mortgage of record:  
Name Address (if address cannot be reasonably ascertained, please indicate)  
  
NONE.
5. Name and address of every other person who has any record lien on the property:  
Name Address (if address cannot be reasonably ascertained, please indicate)  
  
NONE.
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.  
Name Address (if address cannot be reasonably ascertained, please indicate)  
  
NONE.

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name

Address (if address cannot be reasonably ascertained, please indicate)

TENANT/OCCUPANT

345 NORTH VINE STREET  
BERWICK, PA 18603-3622

DOMESTIC RELATIONS OF  
COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF HUMAN SERVICES

P.O. BOX 2675  
HARRISBURG, PA 17105

INTERNAL REVENUE SERVICE ADVISORY

1000 LIBERTY AVENUE ROOM 704  
PITTSBURGH, PA 15222

U.S. DEPARTMENT OF JUSTICE  
U.S. ATTORNEY FOR THE MIDDLE  
DISTRICT OF PA  
FEDERAL BUILDING

228 WALNUT STREET, SUITE 220  
PO BOX 11754  
HARRISBURG, PA 17108-1754

COMMONWEALTH OF PENNSYLVANIA  
BUREAU OF INDIVIDUAL TAX  
INHERITANCE TAX DIVISION

6TH FLOOR, STRAWBERRY SQUARE  
DEPT. #280601  
HARRISBURG, PA 17128

DEPARTMENT OF HUMAN SERVICES  
TPL CASUALTY UNIT  
ESTATE RECOVERY PROGRAM

P.O. BOX 8486  
WILLOW OAK BUILDING  
HARRISBURG, PA 17105-8486

KATRINA HANKO, IN HER CAPACITY AS  
HEIR OF JOHN HANKO, DECEASED

1029 8TH AVE  
BERWICK, PA 18603-1117

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

DEC 09 2013

Date: \_\_\_\_\_

By: \_\_\_\_\_

Phelan Hallinan Diamond & Jones, LLP  
Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff  
PHELAN HALLINAN DIAMOND & JONES, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza, Philadelphia, PA 19103  
215-563-7000

**Phelan Hallinan Diamond & Jones, LLP**  
**1617 JFK Boulevard, Suite 1400**  
**One Penn Center Plaza**  
**Philadelphia, PA 19103**  
**215-563-7000**  
**Fax: 215-568-7616**

Timonthy Chamberlain  
Acting Sheriff  
PO Box 380  
W. Main Street  
Bloomsburg, PA 17815

**Re: SPECIALIZED LOAN SERVICING LLC v. KATRINA HANKO et al.**  
**No.: 2019-CV-695**

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

**\*\*Property is listed for the 11/04/2020 Sheriff Sale.\*\***

Very truly yours,

**Phelan Hallinan Diamond & Jones, LLP**  
By: Legal Assistant

CC: KATRINA HANKO, in her capacity as Heir of JOHN HANKO, Deceased and UNKNOWN HEIRS, SUCCESSORS. ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

PHELAN HALLINAN DIAMOND & JONES, LLP  
Peter Wapner, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA**

**SPECIALIZED LOAN SERVICING LLC**  
Plaintiff

v.


**KATRINA HANKO, in her capacity as Heir of JOHN  
HANKO, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN  
HANKO, DECEASED**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2019-CV-695**  
:

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for 09/09/2020 at 09:00 AM in the above-captioned matter has been continued until 11/04/2020 at 09:00 AM.

Date: SEP 17 2020

  
Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Peter Wapner, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA**

**SPECIALIZED LOAN SERVICING LLC**

Plaintiff

v.

**KATRINA HANKO, in her capacity as Heir of JOHN  
HANKO, Deceased**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN  
HANKO, DECEASED**

Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2019-CV-695**  
:  
:

**CERTIFICATION OF SERVICE**

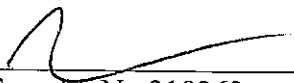
I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

KATRINA HANKO  
1029 8TH AVE  
BERWICK, PA 18603-1117

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER JOHN  
HANKO, DECEASED  
345 NORTH VINE STREET  
BERWICK, PA 18603-3622

KATRINA HANKO  
345 NORTH VINE STREET  
BERWICK, PA 18603-3622

Date: SEP 17 2020

  
\_\_\_\_\_  
Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Peter Wapner, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

ATTORNEY FOR PLAINTIFF

SPECIALIZED LOAN SERVICING LLC

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

v.

TERM

KATRINA HANKO, in her capacity as Heir of JOHN  
HANKO, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM  
OR UNDER JOHN HANKO, DECEASED

No.: 2019-CV-695

No.: 2019-ED-140

COLUMBIA COUNTY

Defendant

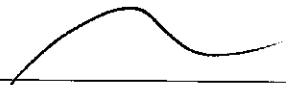
**CERTIFICATE OF COMPLIANCE**

I certify that this filing complies with the provisions of the *Case Records Public Access Policy of the Unified Judicial System of Pennsylvania* that require filing confidential information and documents differently than non-confidential information and documents.

SEP 17 2020

Date

By:

  
Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Peter Wapner, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA**

**SPECIALIZED LOAN SERVICING LLC**

Plaintiff

v.

**KATRINA HANKO, in her capacity as Heir of JOHN  
HANKO, Deceased**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN  
HANKO, DECEASED**

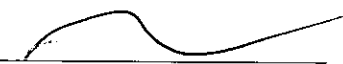
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2019-CV-695**  
:  
:

**CERTIFICATE OF FILING**

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: SEP 17 2020

  
\_\_\_\_\_  
Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff



SPECIALIZED LOAN SERVICING LLC

Plaintiff

v.

KATRINA HANKO, in her capacity as Heir  
of JOHN HANKO, Deceased  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
JOHN HANKO, DECEASED

Defendants

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: NO. 2019-CV-695

: COLUMBIA COUNTY

FILED  
IN PROTEST  
2020 SEP -4 A 9:16  
CLERK OF COURT

**ORDER**

AND NOW, this 3<sup>rd</sup> day of September 2020, after consideration of Plaintiff's

Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

**ORDERED** that the sale of 345 NORTH VINE STREET, BERWICK, PA 18603-3622 is  
postponed to the Sheriff's Sale scheduled for November 4, 2020.

No further advertising or additional notice to lienholders or Defendants is required.

However, the Sheriff is directed to announce the continuation to the assembled bidders and

Plaintiff is to forward a copy of this Order to Defendants via first class mail.

**BY THE COURT:**

15/ Thomas A. James Jr.

J.

Phelan Hallinan Diamond & Jones, LLP  
Peter Wapner, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

SPECIALIZED LOAN SERVICING LLC

Plaintiff

v.

KATRINA HANKO, in her capacity as Heir  
of JOHN HANKO, Deceased  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
JOHN HANKO, DECEASED

Defendants

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 2019-CV-695  
:  
: COLUMBIA COUNTY

FILED  
PROthonary  
2020 SEP -2 11 2 00  
CLERK OF COURT  
COLUMBIA COUNTY

**MOTION FOR POSTPONEMENT OF SHERIFF'S SALE**

Plaintiff, by its counsel, Phelan Hallinan Diamond & Jones, LLP, petitions this  
Honorable Court for a postponement of its Sheriff's Sale scheduled in the above captioned matter  
and in support thereof avers the following:

1. A Sheriff's Sale of the mortgaged property known as 345 NORTH VINE  
STREET, BERWICK, PA 18603-3622 involved herein has been scheduled for September 9,  
2020.
2. Plaintiff wishes to postpone the Sheriff sale in accordance with a general  
"moratorium" on foreclosures.

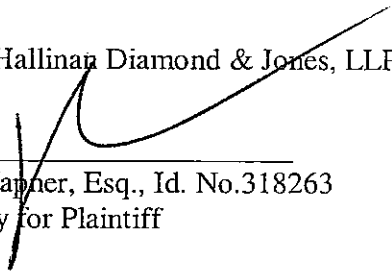
3. Unless the Court grants this Motion to postpone the Sheriff Sale, the Plaintiff will have to re-advertise the property to comply with Pa.R.C.P. 3129.2 which will result in additional costs to the parties.

4. A brief postponement of the Sheriff's Sale will not prejudice Defendants and will, in fact, inure to their benefit.

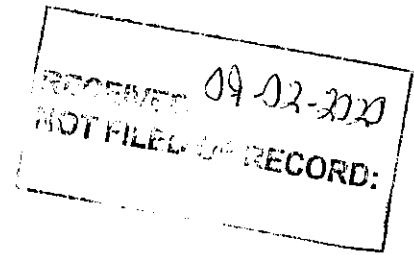
**WHEREFORE**, Plaintiff respectfully requests that the Sheriff's Sale of the mortgaged premises be continued to November 4, 2020.

Date: September 1, 2020

Phelan Hallinan Diamond & Jones, LLP

By:   
Peter Wanner, Esq., Id. No.318263  
Attorney for Plaintiff

Phelan Hallinan Diamond & Jones, LLP Attorney for Plaintiff  
Peter Wapner, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000



SPECIALIZED LOAN SERVICING LLC	:	COURT OF COMMON PLEAS
	:	
Plaintiff	:	CIVIL DIVISION
	:	
v.	:	NO. 2019-CV-695
	:	
KATRINA HANKO, in her capacity as Heir	:	COLUMBIA COUNTY
of JOHN HANKO, Deceased	:	
UNKNOWN HEIRS, SUCCESSORS,	:	
ASSIGNS, AND ALL PERSONS, FIRMS,	:	
OR ASSOCIATIONS CLAIMING RIGHT,	:	
TITLE OR INTEREST FROM OR UNDER	:	
JOHN HANKO, DECEASED	:	

Defendants

**MEMORANDUM OF LAW IN SUPPORT OF PLAINTIFF'S**  
**MOTION TO POSTPONE SHERIFF'S SALE**

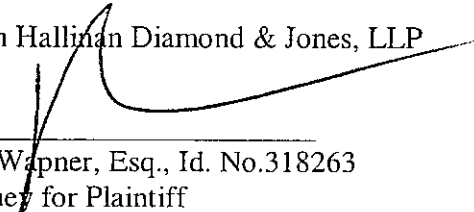
Pennsylvania Rule of Civil Procedure 3129.3 provides for the postponement of a Sheriff's Sale of real property by special order of Court.

In the case sub judice, a Sheriff's Sale of the mortgaged premises known as 345 NORTH VINE STREET, BERWICK, PA 18603-3622 has been scheduled for September 9, 2020. However, a two month postponement is requested in observance of the general foreclosure moratorium. Inasmuch as the postponement will inure to the benefit of the Defendants, Defendants will not be injured by the granting of the relief requested.

**WHEREFORE**, Plaintiff respectfully requests a two month continuance of the Sheriff's Sale of the mortgaged premises to the November 4, 2020 Sheriff's Sale.

Phelan Hallinan Diamond & Jones, LLP

Date: September 1, 2020

By:   
Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff

**Phelan Hallinan Diamond & Jones, LLP**  
**1617 JFK Boulevard, Suite 1400**  
**One Penn Center Plaza**  
**Philadelphia, PA 19103**  
**215-563-7000**  
**Fax: 215-568-7616**

Timonthy Chamberlain  
Acting Sheriff  
PO Box 380  
W. Main Street  
Bloomsburg, PA 17815

**Re: SPECIALIZED LOAN SERVICING LLC v. KATRINA HANKO et al.**  
**No.: 2019-CV-695**

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

**\*\*Property is listed for the 09/09/2020 Sheriff Sale.\*\***

Very truly yours,

**Phelan Hallinan Diamond & Jones, LLP**

By:

Legal Assistant

CC: KATRINA HANKO, in her capacity as Heir of JOHN HANKO, Deceased and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

PHELAN HALLINAN DIAMOND & JONES, LLP  
Peter Wapner, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

**SPECIALIZED LOAN SERVICING LLC**  
Plaintiff

v.

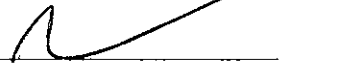
**KATRINA HANKO, in her capacity as Heir of JOHN  
HANKO, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN  
HANKO, DECEASED**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2019-CV-695**  
:

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for 07/29/2020 at 09:00 AM in the above-captioned matter  
has been continued until 09/09/2020 at 09:00 AM.

Date:     **AUG 03 2020**    

  
\_\_\_\_\_  
Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Peter Wapner, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA**

**SPECIALIZED LOAN SERVICING LLC**  
Plaintiff

v.

**KATRINA HANKO, in her capacity as Heir of JOHN  
HANKO, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN  
HANKO, DECEASED**  
Defendant(s)

:  
:  
: **CIVIL DIVISION**  
:  
: **No.: 2019-CV-695**  
:

**CERTIFICATION OF SERVICE**

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:


KATRINA HANKO  
1029 8TH AVE  
BERWICK, PA 18603-1117



UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER JOHN  
HANKO, DECEASED  
345 NORTH VINE STREET  
BERWICK, PA 18603-3622

KATRINA HANKO  
345 NORTH VINE STREET  
BERWICK, PA 18603-3622

Date: AUG 03 2020

  
\_\_\_\_\_  
Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Peter Wapner, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

ATTORNEY FOR PLAINTIFF

SPECIALIZED LOAN SERVICING LLC

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

v.

TERM

KATRINA HANKO, in her capacity as Heir of JOHN  
HANKO, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM  
OR UNDER JOHN HANKO, DECEASED

No.: 2019-CV-695

No.: 2019-ED-140

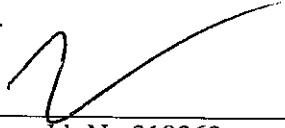
COLUMBIA COUNTY

Defendant

**CERTIFICATE OF COMPLIANCE**

I certify that this filing complies with the provisions of the *Case Records Public Access Policy of the Unified Judicial System of Pennsylvania* that require filing confidential information and documents differently than non-confidential information and documents.

Date AUG 03 2020

By:   
Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Peter Wapner, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA**

**SPECIALIZED LOAN SERVICING LLC**  
Plaintiff

v.

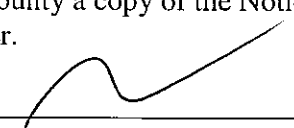
**KATRINA HANKO, in her capacity as Heir of JOHN  
HANKO, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN  
HANKO, DECEASED**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2019-CV-695**  
:

**CERTIFICATE OF FILING**

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date:           **AUG 03 2020**          

  
\_\_\_\_\_  
Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
Fax: 570-389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: <u>Prelan - Real Estate</u>	FROM: <u>Columbia County Sheriff's Office</u>
COMPANY:	DATE: <u>5-21-2020</u>
FAX NUMBER: <u>215-568-7616</u>	TOTAL NO. OF PAGES INCLUDING COVER: <u>1</u>
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: <u>Sheriff Sales</u>	YOUR REFERENCE NUMBER:

☐ URGENT    ☐ FOR REVIEW    ☐ PLEASE COMMENT    ☐ PLEASE REPLY    ☐ PLEASE RECYCLE

NOTES/COMMENTS

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

Order for Postponement

Yohe - 2017 CV 1254

Hanko - 2019 CV 695

Polokowski - 2018 CV 486

COPY

BUSINESS OF THE COURTS

**Sheriff Sale Postponement**  
**May 27, 2020 to**  
**July 29, 2020**

IN THE COURT OF COMMON  
PLEAS FOR THE 26TH JUDICIAL  
DISTRICT, COLUMBIA/MONTGOMERY  
COUNTY BRANCH, PENNSYLVANIA  
CIVIL ACTION - LAW  
CASE NO: of 2020  
#1-MV-

**SPECIAL ORDER OF COURT**  
**ENTERED PURSUANT TO PA. R.C.P. 3129.3(a)**

And Now, this 19th day of May, 2020, upon consideration of the representations made by Timothy Chamberlain, Sheriff of Columbia County regarding the sheriff sales currently scheduled for May 27, 2020, as well as the Executive Order dated May 7, 2020 entered by Governor Wolf and in further consideration of the fact that Columbia County is currently in the "Red Phase" and will be placed in the "Yellow Phase" on May 22, 2020, which, according to the Governor's emergency orders prohibits gatherings of more than 25 people, the undersigned enters this Special Order of Court Pursuant to Pa.R.C.P. 3129.3 (a):

1. All Sheriff sales scheduled for Wednesday May 27, 2020 are postponed to July 29, 2020 at 9:00 am in the First Floor Hearing Room of the Columbia County Courthouse in order to allow for proper social distancing of all persons attending the sales;
2. The Sheriff shall immediately notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by facsimile and by regular United States mail.
3. Within three business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
4. The Sheriff of Columbia County shall publish this Order on his official website.
5. At the time of the scheduled sale on May 27, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
6. No additional public advertising of the sales scheduled for May 27, 2020 and postponed to July 29, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

FILED  
CLERK OF COURT  
MONTGOMERY COUNTY  
PA  
2020 MAY 20 P 1:48

BY THE COURT

  
Thomas A. James, Jr. P.J.

**Phelan Hallinan Diamond & Jones, LLP**  
**1617 JFK Boulevard, Suite 1400**  
**One Penn Center Plaza**  
**Philadelphia, PA 19103**  
**215-563-7000**  
**Fax: 215-568-7616**

Timothy Chamberlain  
Acting Sheriff  
PO Box 380  
W. Main Street  
Bloomsburg, PA 17815

**Re: SPECIALIZED LOAN SERVICING LLC v. KATRINA HANKO et al.**  
**No.: 2019-CV-695**

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

**\*\*Property is listed for the 07/29/2020 Sheriff Sale.\*\***

Very truly yours,

**Phelan Hallinan Diamond & Jones, LLP**

By:

Legal Assistant

CC: KATRINA HANKO, in her capacity as Heir of JOHN HANKO, Deceased and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

PHELAN HALLINAN DIAMOND & JONES, LLP  
Peter Wapner, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA**

**SPECIALIZED LOAN SERVICING LLC**

Plaintiff

v.

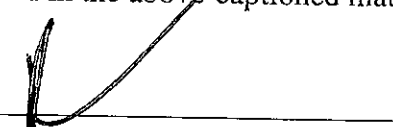
**KATRINA HANKO, in her capacity as Heir of JOHN  
HANKO, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN  
HANKO, DECEASED**  
Defendant(s)

:  
:  
: **CIVIL DIVISION**  
:  
:  
: **No.: 2019-CV-695**  
:  
:

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for 04/29/2020 at 09:00 AM in the above-captioned matter has been continued until 07/29/2020 at 09:00 AM.

Date: APR 24 2020

  
Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff

## IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

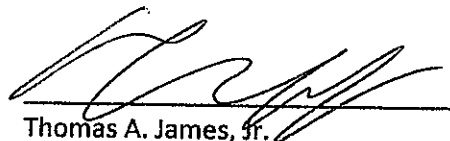
AND NOW, this 14 day of April, 2020 President Judge Thomas A. James, Jr. having declared a Judicial

Emergency in this District on March 16, 2020 and such declaration being effective through

April 30, 2020 the following is ORDERED:

- A) All Sheriff sales scheduled for Wednesday April 29, 2020 are postponed to May 27, 2020 at 9:00 am;
- B) The Sheriff shall notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by regular United States mail.
- C) Within five business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
- D) The Sheriff of Columbia County shall publish this Order on his official website.
- E) At the time of the originally scheduled sale on April 29, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
- F) No additional public advertising of the sale shall be required of the Plaintiff or the Sheriff.

BY THE COURT

 P.J.  
Thomas A. James, Jr.

FILED  
PROTHONOTARY  
2020 APR 14 A 10:59  
CLERK OF COURTS  
COUNTY OF COLUMBIA



## TX Result Report

P 1

03/30/2020 14:38

Serial No. A6VF011029028

TC:00080919

Addressee	Start Time	Time	Prints	Result	Note
912155638656	03-30 14:37	00:00:33	001/001	OK	ORG

Result OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused  
 Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full  
 NG : Other Error IL-PJL : PJL Error MDN-ER : MDN Resp. Error DSN-ER : DSN Resp. Error LGN-ER : Login Error

Note TMR : Timer TX PC : PC-Fax POL : Polling Call : Manual TX  
 FWD : Forward Fcode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

Fax Server 3/30/2020 1:05:54 PM PAGE 1/001 Fax Server

1617 John F. Kennedy Blvd  
 Suite 1400  
 Philadelphia, PA 19103  
 Phone: (215) 563 7000  
 Fax: (215) 563 8656

**Phelan Halinar  
 Diamond & Jones, LLP**

# Fax

To: Columbia County Sheriff Office From: David Tran  
 Fax: 570-389-5625 Date: 3/30/2020  
 Pages: 1  
 Re: Postpone Sale Date - PHS 1040929 CC:  
☒ Urgent ☒ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

### Comments:

Good Afternoon,

Currently the sale is not for 4/29/20. We would like to postpone our scheduled sheriff sale to after 6/29/20. Please provide a new sale date and time as soon as possible.

Defendants: HANKO, KATRINA  
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

Property: 345 NORTH VINE STREET  
 BERWICK, PA 19603-3622  
 Complaint Docket #: 2019-CV-695

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for your assistance in this matter.

Thank you,

David Tran

David.tran@phelanhalinar.com

Phone - 215-320-0007 Ext 31495

Fax - 215-563-8656

July 29, 2020 9:00 AM

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

James T Micklow being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice, published on dates listed below, and that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

**SHERIFF'S SALE**  
By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2019CV695

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, FEBRUARY 26, 2020  
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate on the westerly side of Vine Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

On the North by land now or late of CP Dietrick, on the East by Vine Street, on the South by land now or late of R Bruce Johnson and on the West by Grant Street. Same being 49 1/2 feet in width on Vine Street and extending in depth to an equal width 145 feet.

TITLE TO SAID PREMISES IS VESTED IN John Hanko, by Deed from John Hanko and Brigitte C. Hanko, ma Brigitte C. Swann, Dated 10/6/3/1991, Recorded 12/11/1991, in Book 489, Page 607.

Mortgagor JOHN HANKO died on 07/22/2016, and upon information and belief, his surviving heirs are JOHN HANKO, JR and KATRINA HANKO.

Tax Parcel: 048-04-0570-000

Premises Being: 345 NORTH VINE STREET, BERWICK, PA 18603-3627

PROPERTY ADDRESS: 345 NORTH VINE STREET, BERWICK, PA 18603

UR / TAX PARCEL NUMBER: 048-04-0570-000

Seized and taken into execution to be sold as the property of KATRINA HANKO in suit of SPECIALIZED LOAN SERVICING LLC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid or sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds shall be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representative of the plaintiff.

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff  
PHELAN HALLINAN DIAMOND & JONES LLP  
PHILADELPHIA, PA 215-563-7000

Ad Text: KATRINA HANKO SALE

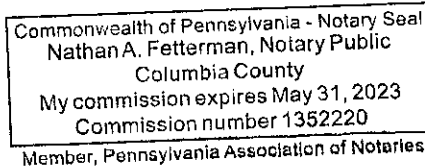
Date(s) Published: 2/5/2020, 2/12/2020, 2/19/2020

*James T Micklow*

Sworn and subscribed to before me  
this 21 day of February 2020.

*Nathan A. Fetterman*

(Notary Public)



And now, \_\_\_\_\_, 20\_\_\_\_, I  
hereby certify that the advertising and publication charges  
amounting to \$\_\_\_\_\_ for publishing the foregoing  
notice and the fee for this affidavit have been paid in full.

**Phelan Hallinan Diamond & Jones, LLP**  
**1617 JFK Boulevard, Suite 1400**  
**One Penn Center Plaza**  
**Philadelphia, PA 19103**  
**215-563-7000**  
**Fax: 215-568-7616**

Timonthy Chamberlain  
Acting Sheriff  
PO Box 380  
W. Main Street  
Bloomsburg, PA 17815

**Re: SPECIALIZED LOAN SERVICING LLC v. KATRINA HANKO et al.**  
**No.: 2019-CV-695**

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

**\*\*Property is listed for the 04/29/2020 Sheriff Sale.\*\***

Very truly yours,

**Phelan Hallinan Diamond & Jones, LLP**

By:

Legal Assistant

CC: KATRINA HANKO, in her capacity as Heir of JOHN HANKO, Deceased and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

PHELAN HALLINAN DIAMOND & JONES, LLP  
Peter Wapner, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA**

**SPECIALIZED LOAN SERVICING LLC**  
Plaintiff

v.

**KATRINA HANKO, in her capacity as Heir of JOHN  
HANKO, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN  
HANKO, DECEASED**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2019-CV-695**  
:  
:

**CERTIFICATION OF SERVICE**

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

KATRINA HANKO  
1029 8TH AVE  
BERWICK, PA 18603-1117

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER JOHN  
HANKO, DECEASED  
345 NORTH VINE STREET  
BERWICK, PA 18603-3622

KATRINA HANKO  
345 NORTH VINE STREET  
BERWICK, PA 18603-3622

Date: FEB 24 2020

\_\_\_\_\_  
Peter Wapner, Esq., Id. No. 318263  
Attorney for Plaintiff

1617 John F Kennedy Blvd  
Suite 1400  
Philadelphia, PA 19103  
Phone: (215) 563 7000  
Fax: (215) 563 8656

**Phelan Halinar  
Diamond & Jones, LLP**

# Fax

**To:** Columbia County Sheriff Office

**From:** Patrick Ralston

**Fax:** 570-389-5625

**Date:** February 21, 2020

**Phone:** 570-389-5622

**Pages:** 1

**Re:** Postpone Sale Date

**CC:**

☐ **Urgent**    ☒ **For Review**    ☐ **Please Comment**    ☒ **Please Reply**    ☐ **Please Recycle**

**•Comments:**

Hello,

We would like to postpone our scheduled sheriff sale to a date in April 2020. Currently the sale is set for 2/26/20 at 9:00am. Please provide a new sale date and time so that we may file a motion to postpone as soon as possible via fax to 215-563-8656.

R.F:                    **SPECIALIZED LOAN SERVICING LLC**  
                             **v. HANKO, KATRINA & UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND**  
                             **ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR**  
                             **INTEREST FROM OR UNDER JOHN HANKO, DECEASED**  
                             **COLUMBIA County, 2019-CV-695**

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for you assistance in this matter.

Thank you.

Patrick Ralston

Fax – 215-563-8656

*Sale April 29, 2020 at 9AM*

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2019CV695

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, FEBRUARY 26, 2020**  
**AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

---

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate on the westerly side of Vine Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

On the North by land now or late of C.P. Dieterick; on the East by Vine Street; in the South by land now or late of R. Bruce Johnson and on the West by Grant Street. Same being 49 1/2 feet in width on Vine Street and extending in depth of an equal width 145 feet.

TITLE TO SAID PREMISES IS VESTED IN John Hanko, by Deed from John Hanko and Brigitte C. Hanko, nka Brigitte C. Sartain, Dated 10/03/1991, Recorded 12/11/1991, in Book 489, Page 607.

Mortgagor JOHN HANKO died on 07/22/2016, and upon information and belief, his surviving heirs are JOHN HANKO, JR and KATRINA HANKO.

Tax Parcel: 048-04-0570-000

Premises Being: 345 NORTH VINE STREET, BERWICK, PA 18603-3622

PROPERTY ADDRESS: 345 NORTH VINE STREET, BERWICK, PA 18603

Seized and taken into execution to be sold as the property of KATRINA HANKO in suit of SPECIALIZED LOAN SERVICING LLC.

---

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:  
PHELAN HALLINAN DIAMOND & JONES LLP  
PHILADELPHIA, PA 215-563-7000

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

PHELAN HALLINAN DIAMOND & JONES, LLP  
Peter Wapner, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

Attorneys for Plaintiff

**Specialized Loan Servicing LLC**  
Plaintiff

v.

**Katrina Hanko, in Her Capacity as Heir of John Hanko, Deceased  
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or  
Associations Claiming Right, Title or Interest From or Under John  
Hanko, Deceased**  
Defendant(s)

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2019-CV-695  
:  
: 2019-ED-140  
: COLUMBIA County  
:

**CERTIFICATION**

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- ( ) the mortgage is an FHA Mortgage
- (X) the premises is non-owner occupied
- ( ) the premises is vacant
- (X) Act 91 procedures have been fulfilled
- ( ) Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

This certification is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

By:

Phelan Hallinan Diamond & Jones, LLP  
Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff



PHELAN HALLINAN DIAMOND & JONES, LLP  
Peter Wapner, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

**Specialized Loan Servicing LLC**

vs.

**Katrina Hanko, in Her Capacity as Heir of John Hanko, Deceased  
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or  
Associations Claiming Right, Title or Interest From or Under John  
Hanko, Deceased**

: COLUMBIA County  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2019-CV-695  
: 2019-ED-140

**VERIFICATION OF NON-MILITARY SERVICE**

The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant Katrina Hanko, in Her Capacity as Heir of John Hanko, Deceased is not in the Military or Naval Service of the United States.

(b) that plaintiff is without information sufficient to determine whether Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under John Hanko, Deceased is in active military service.

(c) that defendant Katrina Hanko, in Her Capacity as Heir of John Hanko, Deceased is over 18 years of age and resides at 1029 8th Ave, Berwick, PA 18603-1117.

(d) that defendant Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under John Hanko, Deceased is over 18 years of age and resides at 345 North Vine Street, Berwick, PA 18603-3622.

This statement is made subject to the penalties of 18 Pa. C.S.A §4904 relating to unsworn falsification to authorities.

Phelan Hallinan Diamond & Jones, LLP  
Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff



7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name

Address (if address cannot be reasonably ascertained, please indicate)

TENANT/OCCUPANT

345 NORTH VINE STREET  
BERWICK, PA 18603-3622

DOMESTIC RELATIONS OF  
COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF HUMAN SERVICES

P.O. BOX 2675  
HARRISBURG, PA 17105 ✓

INTERNAL REVENUE SERVICE ADVISORY

1000 LIBERTY AVENUE ROOM 704 ✓  
PITTSBURGH, PA 15222

U.S. DEPARTMENT OF JUSTICE  
U.S. ATTORNEY FOR THE MIDDLE  
DISTRICT OF PA  
FEDERAL BUILDING

228 WALNUT STREET, SUITE 220  
PO BOX 11754 ✓  
HARRISBURG, PA 17108-1754

COMMONWEALTH OF PENNSYLVANIA  
BUREAU OF INDIVIDUAL TAX  
INHERITANCE TAX DIVISION

6TH FLOOR, STRAWBERRY SQUARE  
DEPT. #280601  
HARRISBURG, PA 17128

DEPARTMENT OF HUMAN SERVICES  
TPL CASUALTY UNIT  
ESTATE RECOVERY PROGRAM

P.O. BOX 8486 ✓  
WILLOW OAK BUILDING  
HARRISBURG, PA 17105-8486

KATRINA HANKO, IN HER CAPACITY AS  
HEIR OF JOHN HANKO, DECEASED

1029 8TH AVE  
BERWICK, PA 18603-1117

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

DEC 09 2013

Date: \_\_\_\_\_

By: \_\_\_\_\_

Phelan Hallinan Diamond & Jones, LLP  
Peter Wapner, Esq., Id. No. 318263  
Attorney for Plaintiff  
PHELAN HALLINAN DIAMOND & JONES, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza, Philadelphia, PA 19103  
215-563-7000

## Document Receipt

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Trans #	17491	Carrier / service:	USPS Server	First-Class Mail®	12/18/2019 12:00:00 AM
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## Ship to:

COMMON OF PENNA

INDIVIDUAL TAX INHERITANCE

6TH FLOOR STRAWBERRY SQ. DEPT.  
280601

Tracking #: 71901140006000170397

Doc Ref #: 2019ED140

Postage 5.6000

HARRISBURG PA 17128

## Document Receipt

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Trans #	17491	Carrier / service:	USPS Server	First-Class Mail®	12/18/2019 12:00:00 AM
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## Ship to:

COMMON OF PENNA

INDIVIDUAL TAX INHERITANCE

6TH FLOOR STRAWBERRY SQ. DEPT.  
280601

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Doc Ref #: 2019ED140

Postage 5.6000

HARRISBURG PA 17128

## Document Receipt

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Trans #	17490	Carrier / service:	USPS Server	First-Class Mail®	12/18/2019 12:00:00 AM
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## Ship to:

UNITED STATES ATTY FOR MIDDLE DIST OF PA	UNITED STATES OF AMERICA
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HARRISBURG FEDERAL BUILDING &  
COURTHOUSE  
228 WALNUT STREET  
SUITE 220  
HARRISBURG PA 17108

Tracking #: 71901140006000170380

Doc Ref #: 2019ED140

Postage 5.6000

## Document Receipt

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Trans #	17488	Carrier / service:	USPS Server	First-Class Mail®	12/18/2019 12:00:00 AM
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## Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000170366

Doc Ref #: 2019ED140

Postage 5.6000

HARRISBURG PA 17105

## Document Receipt

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Trans #	17488	Carrier / service:	USPS Server	First-Class Mail®	12/18/2019 12:00:00 AM
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## Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000170366

Doc Ref #: 2019ED140

Postage 5.6000

HARRISBURG PA 17105



## Document Receipt

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Trans #	17489	Carrier / service:	USPS Server	First-Class Mail®	12/18/2019 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000170373

Doc Ref #: 2019ED140

Postage 5.6000

HARRISBURG PA 17105

## Document Receipt

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Trans #	17487	Carrier / service:	USPS Server	First-Class Mail®	12/18/2019 12:00:00 AM
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## Ship to:

IRS

INTERNAL REVENUE OF  
JUSTICE1000 LIBERTY AVENUE  
ROOM 701A

Tracking #: 71901140006000170359

Doc Ref #: 2019ED140

Postage 5.6000

PITTSBURGH PA 15222

Document Receipt

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Trans #	17487	Carrier / service:	USPS Server	First-Class Mail®	12/18/2019 12:00:00 AM
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Ship to:

IRS

INTERNAL REVENUE OF  
JUSTICE

1000 LIBERTY AVENUE  
ROOM 701A

Tracking #: 71901140006000170359  
Doc Ref #: 2019ED140  
Postage 5.6000

PITTSBURGH PA 15222

## Document Receipt

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Trans #	17486	Carrier / service:	USPS Server	First-Class Mail®	12/18/2019 12:00:00 AM
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## Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000170342

Doc Ref #: 2019ED140

Postage 5.6000

HARRISBURG PA 17128

## Document Receipt

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Trans #	17486	Carrier / service:	USPS Server	First-Class Mail®	12/18/2019 12:00:00 AM
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## Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000170342

Doc Ref #: 2019ED140

Postage 5.6000

HARRISBURG PA 17128

## Document Receipt

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Trans #	17485	Carrier / service:	USPS Server	First-Class Mail®	12/18/2019 12:00:00 AM
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## Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000170335

Doc Ref #: 2019ED140

Postage 5.6000

HARRISBURG PA 17105

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2019-CV-695**

**Specialized Loan Servicing LLC**

v.

**Katrina Hanko, in Her Capacity as Heir of John Hanko, Deceased  
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming  
Right, Title or Interest From or Under John Hanko, Deceased**

owner(s) of property situate in the **BERWICK BOROUGH**, COLUMBIA County,  
Pennsylvania, being

**345 North Vine Street, Berwick, PA 18603-3622**

**Parcel No. 048-04-057-00-000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$93,068.38**

**Attorneys for Plaintiff**

Phelan Hallinan Diamond & Jones, LLP

### LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate on the westerly side of Vine Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

On the North by land now or late of C.P. Dieterick; on the East by Vine Street; in the South by land now or late of R. Bruce Johnson and on the West by Grant Street. Same being 49 1/2 feet in width on Vine Street and extending in depth of an equal width 145 feet.

TITLE TO SAID PREMISES IS VESTED IN John Hanco, by Deed from John Hanco and Brigitte C. Hanco, nka Brigitte C. Sartain, Dated 10/03/1991, Recorded 12/11/1991, in Book 489, Page 607.

Mortgagor JOHN HANKO died on 07/22/2016, and upon information and belief, his surviving heirs are JOHN HANKO, JR and KATRINA HANKO.

Tax Parcel: 048-04-057-00-000

Premises Being: 345 NORTH VINE STREET, BERWICK, PA 18603-3622



# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>	<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date _____
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Plaintiff Specialized Loan Servicing LLC	No.: 2019-CV-695  <div style="text-align: right; font-size: 1.2em;">2019-ED-140</div>
Defendant Katrina Hanco, in Her Capacity as Heir of John Hanco, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under John Hanco, Deceased	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>

**SERVE**  
  
**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.  
KATRINA HANKO  
 ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
345 North Vine Street

Berwick, PA 18603-3622

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

**SERVE DEFENDANT WITH THE NOTICE OF SALE.**

NOW, \_\_\_\_\_, 20\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

\_\_\_\_\_  
 Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant	Telephone Number (215)563-7000	Date _____
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

**SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE**

PLAINTIFF	Court Number
-----------	--------------

**RETURNED:**

AFFIRMED and subscribed to before me this _____ day of _____ 20__	SO ANSWERS Signature of Dep. Sheriff _____ Signature of Sheriff _____ Sheriff of _____	Date _____ Date _____
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# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>		<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies.	
Plaintiff Specialized Loan Servicing LLC		Expiration date <div style="text-align: right; font-weight: bold; font-size: 1.2em;">2019-ED-140</div>	
Defendant Katrina Hanko, in Her Capacity as Heir of John Hanko, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under John Hanko, Deceased		Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>	
<b>SERVE</b> <span style="font-size: 1.5em; vertical-align: middle;">{</span> <div style="display: inline-block; vertical-align: middle; width: 80%;">                 NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.  <b>UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED</b> </div>			
<b>AT</b> <span style="font-size: 1.5em; vertical-align: middle;">{</span> <div style="display: inline-block; vertical-align: middle; width: 80%;">                 ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  <b>345 North Vine Street</b>   <b>Berwick, PA 18603-3622</b> </div>			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.			
<b>SERVE DEFENDANT WITH THE NOTICE OF SALE.</b>			
NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.			
_____ Sheriff of COLUMBIA County, Penna.			
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.			
Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant _____ ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		Telephone Number (215)563-7000	Date
SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE			
PLAINTIFF		Court Number	

**RETURNED:**

AFFIRMED and subscribed to before me this _____ day  of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>		<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies.				
Plaintiff Specialized Loan Servicing LLC		Expiration date <div style="text-align: center; font-size: 1.2em;">2019-ED-140</div>				
Defendant Katrina Hanco, in Her Capacity as Heir of John Hanco, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under John Hanco, Deceased		Type or Writ of Complaint EXECUTION/NOTICE OF SALE				
<table style="width: 100%; border: none;"> <tr> <td style="width: 10%; vertical-align: middle;"> <b>SERVE</b>  <div style="text-align: center;">   <b>AT</b> </div> </td> <td style="width: 5%; vertical-align: middle; font-size: 3em;">{</td> <td style="border-left: 1px solid black; padding-left: 10px;">                             NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.  <b>KATRINA HANKO</b>                              ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  <b>345 North Vine Street</b>  <b>Berwick, PA 18603-3622</b> </td> </tr> </table>				<b>SERVE</b> <div style="text-align: center;">   <b>AT</b> </div>	{	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <b>KATRINA HANKO</b> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <b>345 North Vine Street</b> <b>Berwick, PA 18603-3622</b>
<b>SERVE</b> <div style="text-align: center;">   <b>AT</b> </div>	{	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <b>KATRINA HANKO</b> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <b>345 North Vine Street</b> <b>Berwick, PA 18603-3622</b>				
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.						
<b>SERVE DEFENDANT WITH THE NOTICE OF SALE.</b> NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.						
_____ Sheriff of COLUMBIA County, Penna.						
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.						
Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		Telephone Number (215)563-7000	Date			
<b>SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE</b>						
PLAINTIFF		Court Number				

**RETURNED:**

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

Hanko

REAL ESTATE OUTLINE

ED # 2019 ED 140

DATE RECEIVED 12-10-19  
DOCKET AND INDEX 2019 CV 695

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>
COPY OF DESCRIPTION	<u>X</u>
WHEREABOUTS OF LKA	<u>X</u>
NON-MILITARY AFFIDAVIT	<u>X</u>
NOTICES OF SHERIFF SALE	<u>X</u>
WAIVER OF WATCHMAN	<u>X</u>
AFFIDAVIT OF LIENS LIST	<u>X</u>
CHECK FOR \$1,350.00 OR _____	<u>X</u>

CK# 001783060

**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE	<u>Feb. 26 2020</u>	TIME <u>9:00</u>
POSTING DATE		
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK	<u>Feb 5</u>
	2 <sup>ND</sup> WEEK	<u>Feb 12</u>
	3 <sup>RD</sup> WEEK	<u>Feb 19</u>

345 North Vine St. Bemick

PHELAN HALLINAN DIAMOND & JONES, LLP  
Peter Wapner, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

ATTORNEY FOR PLAINTIFF

SPECIALIZED LOAN SERVICING LLC

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

v.

TERM

KATRINA HANKO, in her capacity as Heir of JOHN  
HANKO, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM  
OR UNDER JOHN HANKO, DECEASED

No.: 2019-CV-695

2019-ED-140

COLUMBIA COUNTY

Defendant

**CERTIFICATE OF COMPLIANCE**

I certify that this filing complies with the provisions of the *Case Records Public Access Policy of the Unified Judicial System of Pennsylvania* that require filing confidential information and documents differently than non-confidential information and documents.

DEC 09 2019

Date

By:

Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff

# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>	<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date
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Plaintiff Specialized Loan Servicing LLC	No.: 2019-CV-695 <div style="font-size: 1.2em; font-weight: bold;">2019-ED-140</div>
Defendant Katrina Hanko, in Her Capacity as Heir of John Hanko, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under John Hanko, Deceased	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>

**SERVE**

**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
345 North Vine Street

Berwick, PA 18603-3622

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

**PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.**

NOW, \_\_\_\_\_, 20\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

**NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN** — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant	Telephone Number (215)563-7000	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

**SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE**

PLAINTIFF	Court Number
-----------	--------------

**RETURNED:**

AFFIRMED and subscribed to before me this _____ day of _____ 20__	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

PH # 1040929

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.	:	COURT OF COMMON PLEAS
v.	:	CIVIL DIVISION
KATRINA HANKO, in her capacity as Heir of	:	
JOHN HANKO, Deceased	:	NO. 2019-CV-695
	:	
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,	:	COLUMBIA COUNTY
AND ALL PERSONS, FIRMS, OR	:	
ASSOCIATIONS CLAIMING RIGHT, TITLE OR	:	
INTEREST FROM OR UNDER JOHN HANKO,	:	
DECEASED	:	

ORDER

AND NOW, this 11<sup>th</sup> day of June, 2019, upon consideration of Plaintiff's Motion for Service Pursuant to Special Order of court, it is hereby;

**ORDERED** that Plaintiff may obtain service of the Complaint and of the Notice of Sheriff's Sale as authorized by Pa.RCP. 3129.2 (c)(1)(i)(C), on the Defendant, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED, by publication of the Complaint in accordance with Pa.R.C.P. 430(b)(1); by First Class mail at the mortgaged premises located at 345 NORTH VINE STREET, BERWICK, PA 18603-3622, and by posting of the mortgaged premises at 345 NORTH VINE STREET, BERWICK, PA 18603-3622 by the Sheriff or by a non-party competent adult. Service by mail is complete upon the date of mailing.

It is further **ORDERED** and **DECREED** that counsel for Plaintiff is hereby directed to file a certificate of service with the Prothonotary's office to assure compliance with this court order.

BY THE COURT:

15/ Gary E. Norton  
J.

## **To the Sheriff of COLUMBIA County**

### **Attention: Real Estate Department**

Please be advised that we will be serving the Notice of Sale on defendant(s) Katrina Hanco, in Her Capacity as Heir of John Hanco, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under John Hanco, Deceased at any out of county address(es) via process server for this action.

I remain available should you wish to discuss this matter further.

Thank You

Judgment and Writ Department  
Supervisor  
Writ Department  
Phelan Hallinan Diamond & Jones, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Automated Attendant: (215) 320-0007 Ext. 31480  
Front Desk: (215) 563-7000 Ext. 31480  
Fax: (215) 563-3826



**ACT 91 NOTICE**  
**Account Summary**

**Your Loan Details:**

Name(s) on Account:	MARY HANKO JOHN HANKO
Address of Mortgaged Property:	345 N VINE ST BERWICK, PA 18603-3622
Account Number:	0175524479

**How to Contact Your Lender:**

Current Lender or Servicer:	Wells Fargo Home Mortgage
Lender or Servicer Address:	MAC T7405-019 4101 Wiseman Blvd San Antonio, TX 78251
Lender or Servicer Phone Number:	1-800-416-1472
Contact Person:	Elizabeth Camacho-Nieto, T7405-019
Phone Number:	1-800-416-1472
Fax Number:	1-844-879-8701
Email:	CSGHousingAssistance@wellsfargo.com



## Default Information:

Monthly Payments Missed:	November 1, 2018 - January 3, 2019	
Total Amount Past Due:	Total Monthly Payments Due as of January 2, 2019:	\$2,655.13
<i>*Please be aware that fees and costs may continue to accrue through the duration of the delinquency.</i>	Other Charges (explain/itemize):	
	Late Charges:	\$45.18
	Expense Balance (may include NSF, and/or property inspections, and/or preservation, attorney fees and/or costs and/or appraisal/BPO fees)	\$90.00
	Unapplied Funds	-\$0.00

## How to Cure the Default:

Within 30 Days of the Date on This Notice:	Pay \$2,790.31, plus any payment and other charges that have become due to your lender or servicer by cash, cashier's check, certified check or other means acceptable to both parties.
Send Payment and Make Payable to:	Regular mail: Wells Fargo Home Mortgage PO Box 10394 Des Moines, IA 50306-0394  Overnight mail: Wells Fargo Home Mortgage 3440 Flair Drive El Monte, CA 91731
To Cure "Other Default":	Not Applicable
Is the Mortgage Assumable?	No, but please contact your Lender to discuss your options.

# HEMAP Consumer Credit Counseling Agencies

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## LUZERNE County

Report last updated: 11/01/2018 01:55 PM

**Advantage Credit Counseling Service/CCCS of Northeastern PA**  
401 Laurel St  
Pittston, PA 18640  
888-511-2227

**American Credit Counseling Institute (ACCI)**  
212 Berwick-Hazleton Hwy  
Nescopeck, PA 18635  
888-468-8847

**NeighborWorks Northeastern Pennsylvania**  
(formerly Neighborhood Housing Svcs - Lackawanna)  
1510 North Main St  
Scranton, PA 18508  
570-558-2490

**American Credit Counseling Institute (ACCI)**  
239 W Broad St  
Hazleton, PA 18201  
888-468-8847

**Commission on Economic Opportunity - Luzerne Co.**  
165 Amber Ln  
Wilkes-Barre, PA 18702  
570-826-0510 800-822-0359

**Schuylkill Community Action**  
225 N. Centre St  
Pottsville, PA 17901  
570-622-1995



# **HEMAP Consumer Credit Counseling Agencies**

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## **COLUMBIA County**

Report last updated: 10/13/2017 11:09 AM

**Advantage Credit Counseling Service/CCCS of Northeastern PA**  
401 Laurel St  
Pittston, PA 18640  
888-511-2227

**American Credit Counseling Institute (ACCI)**  
212 Berwick-Hazleton Hwy  
Nescopeck, PA 18635  
888-468-8847

**Advantage Credit Counseling Service/CCCS of Northeastern PA**  
(call for details)  
Williamsport, PA 17701  
888-511-2227

**PA Interfaith Community Programs Inc.**  
630 Lincoln St  
Milton, PA 17847  
570-742-3399



Wells Fargo Home Mortgage  
PO Box 9065  
Temecula, CA 92589-9065

Return Address only  
Do not send payments to this address

January 3, 2019

MARY HANKO  
345 N VINE ST  
BERWICK, PA 18603-3622

Where appropriate Wells Fargo Home Mortgage is required to inform you that, as your account servicer, we are attempting to collect a debt and any information obtained will be used for that purpose. However, if you are a customer involved in an active bankruptcy case or you received a discharge in a bankruptcy case where the account was not otherwise reaffirmed or excepted from discharge, then this notice is being provided to you for informational purposes only, and this is not a bill or a request for payment as to any such customer(s).



# Act 91 Notice\*

## La Notificación de Acto 91\*

### **Save Your Home From Foreclosure**

This is an official Act 91 Notice. You are receiving this notice because Pennsylvania law requires mortgage lenders to send it to homeowners facing foreclosure. This notice contains important legal information about your rights and how you can save your home. **YOU MAY BE ELIGIBLE FOR STATE FUNDED ASSISTANCE** from the Homeowner's Emergency Mortgage Assistance Program (HEMAP), a program of the Pennsylvania Housing Finance Agency (PHFA).

#### **CALL A COUNSELING AGENCY FOR A MEETING. APPLYING FOR HEMAP MAY TEMPORARILY STOP A FORECLOSURE ACTION.**

To apply, you **must** have a face-to-face meeting with a HEMAP-approved Consumer Credit Counseling Agency **within 33 days** of the date of this notice. This meeting is free and is the only way to apply for HEMAP. A list of approved Counseling Agencies is attached. A list is also available at <http://www.phfa.org/counseling/hemap.aspx>. If after speaking with a Counseling Agency you have further questions about HEMAP, please call 1 (800) 342-2397. Individuals with hearing impairment may call 711 (RELAY).

To make sure you meet the deadline, please call a Counseling Agency **immediately** to schedule a face-to-face meeting. Take this entire Act 91 Notice, including the attached Account Summary, with you to your face-to-face meeting. A counselor can:

- Help you apply for HEMAP and explain how the program works.
- Talk with your lender about a loan modification or other repayment plan.
- Explain possible options to avoid foreclosure such as loss mitigation, refinancing your loan, selling or transferring your property to a third party or having a third party cure the delinquency on your behalf through a short sale or assumption of mortgage.
- Provide referrals for other assistance, programs or services.
- Explain other rights you may have, including your right to assert the non-existence of the debt and any other defenses you may have.

Even if you miss the deadline, you may still apply for HEMAP, but a late HEMAP application will not stop your lender from foreclosing. However, if your application is approved, a HEMAP assistance loan will bring your mortgage current and stop the foreclosure. HEMAP may also temporarily help you make future mortgage payments.

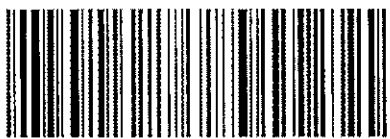
Alternatively, you may save your home from foreclosure by curing your default. That means paying your lender all amounts currently due, including reasonable late charges, attorney fees and other costs and by otherwise fulfilling your mortgage obligations. You may cure the default at any time up to one hour before a Sheriff's Sale, up to three times in any calendar year.

If you have filed a petition in **bankruptcy**, this notice is provided for informational purposes only and is not an attempt to collect a debt. If you are protected by a bankruptcy filing you may still apply for HEMAP assistance.

**\*CONSULTE AL DORSO LA TRADUCCIÓN DE ESTA NOTIFICACIÓN IMPORTANTE, O LLAME AL 1.800.342.2397.**



Wells Fargo Home Mortgage  
PO Box 9065  
Temecula, CA 92589-9065



9314 7100 1170 0984 4350 30

PRESORT  
First-Class Mail  
U.S. Postage and  
Fees Paid  
WSO

RETURN RECEIPT REQUESTED

*Send Payments to:*  
Wells Fargo Home Mortgage  
3440 Flair Drive  
El Monte, CA 91731

20190104-67

*Send Correspondence to:*  
Wells Fargo Home Mortgage  
Written Customer Contact  
P.O. Box 10335  
Des Moines, IA 50306



MARY HANKO  
345 N VINE ST  
BERWICK, PA 18603-3622

**First Unpaid Payment Due Date at time of this mailing: November 1, 2018**



PAACT91

Phelan Hallinan Diamond & Jones, LLP  
One Penn Center Ste 1400  
Philadelphia, PA 19103

TD Bank, NA  
3-180/360

001783060

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX/100 Dollars

DATE  
12/9/2019

AMOUNT  
\*\*\*\*\*\$1,350.00

TO THE  
ORDER  
OF  
Sheriff of Columbia County  
35 W Main Street  
Bloomsburg, PA 17815

PZW [1040929] 345 NORTH VINE STREET (2019-CV-695)

AUTHORIZED SIGNATURE

*Travis S. Hallinan*

⑈001783060⑈ ⑆036001808⑆ 361508666⑈